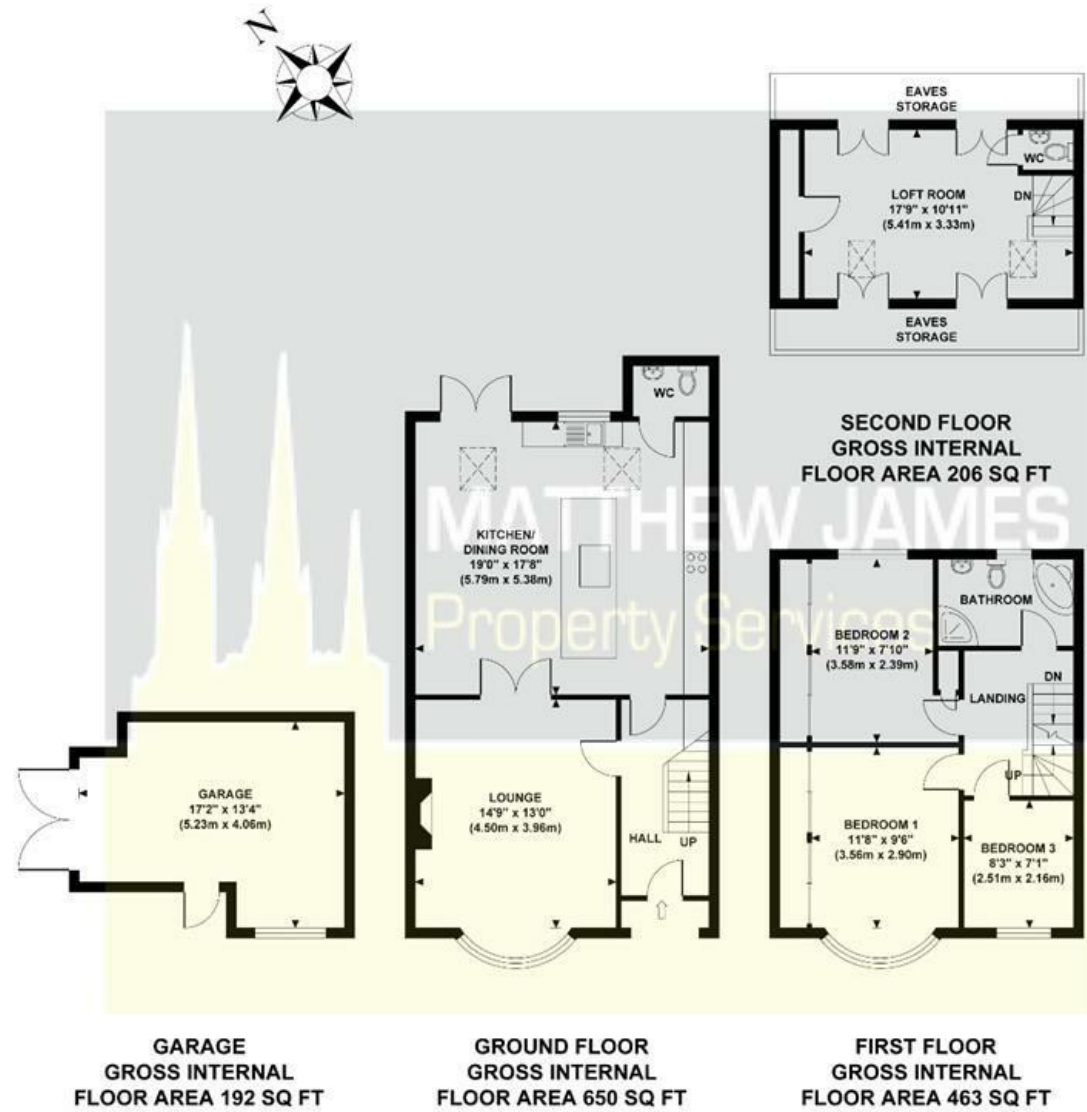


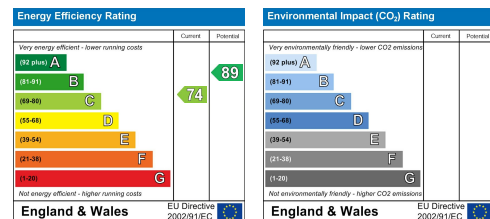
# ALLESLEY OLD ROAD

Approximate Gross Internal Area 1511 sq ft / 140.40 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## 272a Allesley Old Road Chapelfields, Coventry CV5 8GH

We are delighted to bring to the market this outstanding three bedroom end of terrace property located in the popular Chapelfields area on the Allesley Old Road. The property is beautifully presented throughout, has been extended offering spacious living for a growing family and ready to move straight in. Walking distance to Allesley Park, St Christopher Primary School and other excellent local schools, also conveniently placed for local shops and access to the A45 road links.

To the ground floor, entrance porch into the spacious entrance hallway. Through to the lounge featuring a beautiful feature fireplace, double doors that can be shut for a cosy evening watching television or can be left open leading into the heart of the home the open plan kitchen/diner. An impressive space having a feature island, a range of work surfaces and storage cupboards, integrated appliances including double oven, gas hob and dishwasher. Space for large fridge freezer, washing machine and dryer. Room for the dining table and like the current owners an additional sofa, the perfect space for family gatherings and entertaining and the benefit of a downstairs cloakroom. To the first floor two double bedrooms, a further single room and larger than averaged family bathroom with separate shower. Staircase leading to the loft room a versatile space with plenty of storage space and a WC. Outside double width driveway providing off street parking, Beautiful back garden with large patio area, laid lawn, gin bar and double garage at the

Offers Over £335,000

### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

# 272a Allesley Old Road

Chapelfields, Coventry CV5 8GH



- \*END OF TERRACE\*
- \*GROUND FLOOR CLOAK ROOM\*
- \*OFF ROAD PARKING TO THE FRONT\*
- \*IMMACULATE THROUGHOUT\*
- \*MASSIVELY EXTENDED TO THE REAR\*
- \*THREE BEDROOMS\*
- \*BEAUTIFUL LOW MAINTENANCE REAR GARDEN\*
- \*OPEN PLAN KITCHEN DINING ROOM\*
- \*GARAGE TO THE REAR\*
- \*LOFT ROOM WITH WC\*

**Front Garden / Parking**

**Storm Porch**

**Entrance Hallway**

**Lounge**

14'9 x 13' (4.50m x 3.96m)

**Kitchen Dining Room**

19' x 17'8 (5.79m x 5.38m)

**Ground Floor WC**

**First Floor Landing**

**Bedroom One**

11'8 x 9'6 (3.56m x 2.90m)

**Bedroom Two**

11'9 x 7'10 (3.58m x 2.39m)

**Bedroom Three**

8'3 x 7'1 (2.51m x 2.16m)

**Family Bath / Shower Room**

**Second Floor Landing**

**Loft Room**

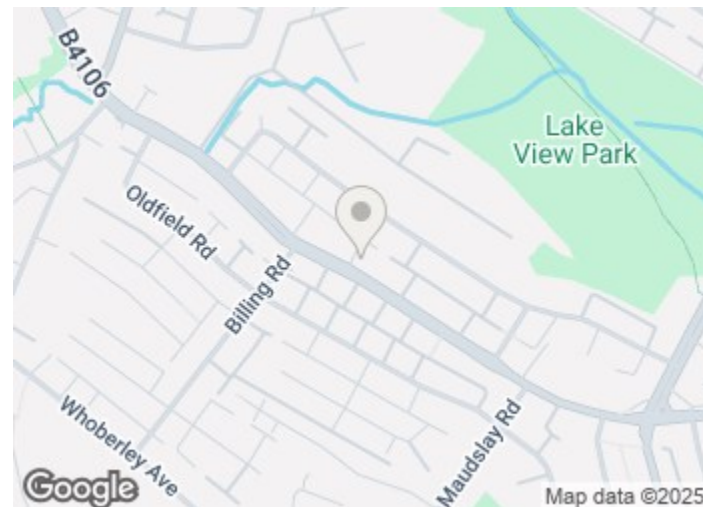
17'9 x 10'11 (5.41m x 3.33m)

**Loft Room Cloak Room**

**Rear Garden**

**Garage**

17'2 x 13'4 (5.23m x 4.06m)



**Directions**

