



## 31 Perrins Gardens, Coventry, CV6 7PS

**£219,995**

No Onwards Chain...Immaculate Throughout...Cul De Sac Location...Three Bedrooms...Master En Suite...Downstairs WC...Kitchen / Diner...Off Road Parking...Great Size Rear Garden... Freehold...EPC Rating B. This stunning property is nestled on the Weavers Wharf Development in the Little Heath area in Coventry. Modern and cosy, it's ready to move in and create your new home. Be quick to get booked in for your viewing on Saturday 19th February.....

To the ground floor the entrance porch leads through to a spacious living room, open plan kitchen / dining room with French doors taking you out to the rear garden area. The property also benefits from a handy downstairs WC, Alarm system and the remainder of the new build warranty.

Head upstairs to the first floor, the master bedroom to the front is en-suite and there are two further bedrooms to the rear. The family bathroom completes the internal accommodation.

Outside to the front, off road parking is provided by the hardstanding driveway. The rear garden can be accessed via the side gate or kitchen and is a good size. With a patio area and laid with artificial lawn - it caters for everyone to enjoy.

Little Heath is just three miles north-east of the centre of Coventry, it is set on the banks of the Coventry Canal. Close to the A444 and a short drive from junction 3 of the M6 motorway, Weavers Wharf is

## GROUND FLOOR

### Lounge

14'3" x 12'1" (4.35 x 3.69)



### Kitchen / Diner

15'4" x 8'9" (4.68 x 2.69)

## FIRST FLOOR

### Master Bedroom En-Suite

11'11" x 9'6" (3.65 x 2.90)



### Bedroom Two

9'2" x 7'7" (2.81 x 2.32)

### Bedroom Three

7'7" x 5'10" (2.32 x 1.78)

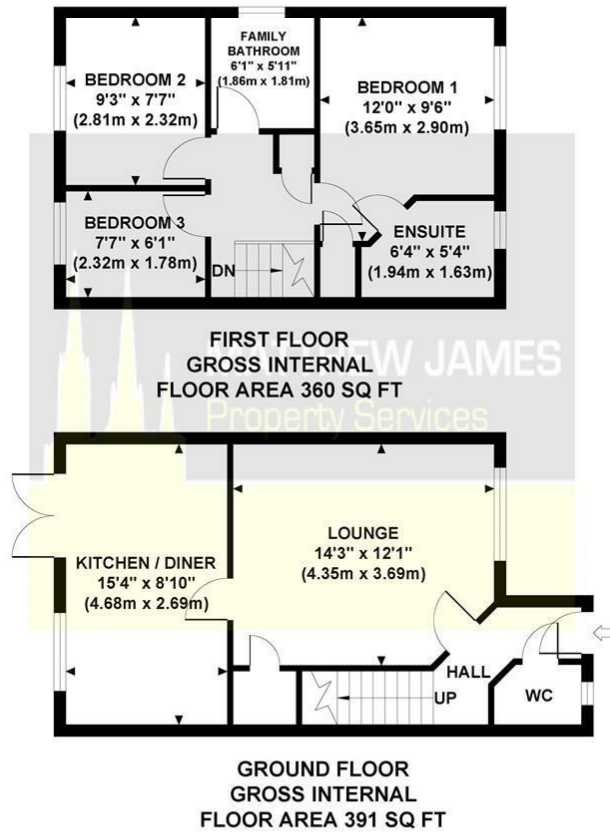
### Family Bathroom

6'1" x 5'11" (1.86 x 1.81)

# Floor Plan

## PERRINS GARDENS

Approximate Gross Internal Area 751 sq ft / 69.70 sq m

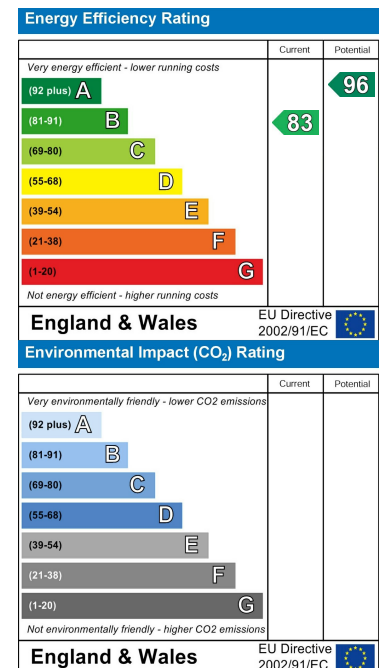


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# Energy Efficiency Graph



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.

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