

MATTHEW JAMES
Property Services



44 Fletchamstead Highway

, Coventry, CV4 7AR

Offers Over £375,000



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Entrance Hallway

"L" Shaped with stairs leading up to first floor and doors into

Reception Room

14'1" x 13'5" (4.30 x 4.11)

To the front aspect with gas feature fireplace, radiator and PVCu window

Lounge

17'1" x 11'5" (5.21 x 3.50)

To the rear aspect with gas feature fireplace and radiator. PVCu windows and patio doors that lead out to the rear garden.

Kitchen

14'5" x 8'0" (4.40 x 2.46)

To the rear aspect, fully fitted selection of wall and base units. Integrated fridge, electric oven, grill, hob and extractor fan. PVCu window overlooking rear garden and doors into

Downstairs WC

Consisting of Low level flush WC, wash hand basin and radiator.

Dining Room / Conservatory

16'5" x 7'1" (5.01 x 2.17)

Traditionally built with skylight roof and radiator. PVCu windows and patio doors leading out to the rear garden space. An internal door gives you access into the garage.

Garage

17'5" x 7'1" (5.32 x 2.17)

Integrated within the property and can also be

accessed from the front driveway with an up and over door. The garage benefits from an electrical supply too.

FIRST FLOOR

Master En-Suite Bedroom

13'11" x 13'5" (4.25 x 4.11)

To the front aspect with PVCu bayed window, radiator and an excellent selection of fitted wardrobes and storage units. The en-suite benefits from being fully tiled with shower enclosure, low level WC, wash hand basin, radiator and PVCu obscured window.

Family Bathroom

8'3" x 5'11" (2.53 x 1.81)

Tiled to splash prone areas, PVCu dual obscured windows, low level WC, wash hand basin and jacuzzi bath with shower over, extractor fan and radiator.

Bedroom Two

11'3" x 10'7" (3.44 x 3.23)

To the rear aspect with PVCu window and radiator

Bedroom Three

11'3" x 9'2" (3.44 x 2.81)

To the rear aspect with PVCu window, radiator and storage

SECOND FLOOR

Bedroom Four

15'3" x 14'1" (4.66 x 4.31)

With Velux windows, eaves storage and radiator.

OUTSIDE

To the front, a large block paved driveway is low

maintenance and also allows direct access into the integrated garage. To the rear, you'll find a private sunny garden with a good sized patio area and brick built barbecue. Greenery is provided by the vast lawn area, bordered with mature trees and shrubbery.



Road Map



Hybrid Map



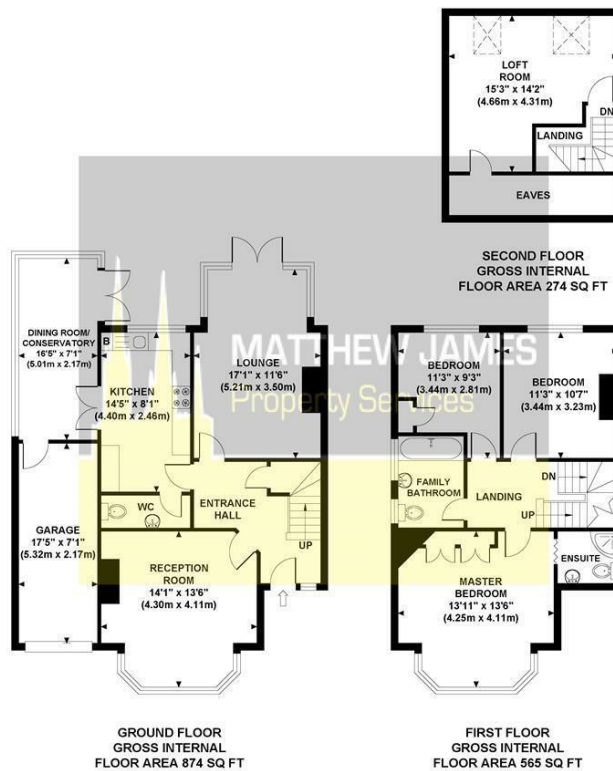
Terrain Map



Floor Plan

FLETCHHAMSTEAD HIGHWAY

Approximate Gross Internal Area 1713.20 sq ft / 159.20 sq m

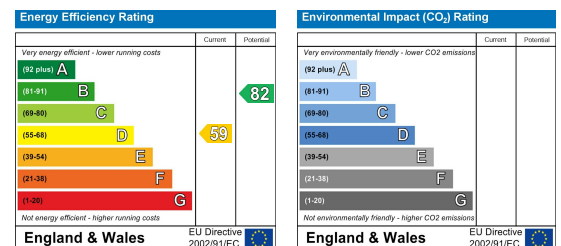


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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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