



# MATTHEW JAMES

Property Services



## 4 Farm Close, Coventry, CV6 2GD

**£210,000**

THREE BEDROOMS... PERFECT FOR FIRST TIME BUYER... CLOSE TO PRESIDENT KENNEDY SCHOOL... GREAT INVESTMENT OPPORTUNITY... PVCU DOUBLE GLAZED... GAS CENTRAL HEATING... OPEN PLAN KITCHEN DINING ROOM. Located on a quiet cul-de-sac in Keresley, this lovely property has to be viewed to see exactly what is being offered for sale. Briefly comprising of front garden, entrance hallway, living room, open plan kitchen dining room, three bedrooms and a good sized rear garden. Located within walking distance of President Kennedy School and within a short drive of the Arena Park shopping centre and motorway links, this property would be perfect for the first time buyer, those looking to downsize or those looking to add to their property portfolio. Does this sound like your next home? Call us now to book your viewing!

## Front Garden



Having a walled fore garden laid to mainly gravel inlay and having a paved pathway leads to the storm porch and access into the:

## Entrance Hallway



Having a storage cupboard for coats and shoes, stairs lead off to the first floor and doors lead off to:

## Living Room

11'7 x 9'10 (3.53m x 3.00m)



Having a PVCu double glazed window to the front elevation and feature fireplace with inset real flame fireplace with hearth, mantle and surround.

## Open Plan Kitchen / Breakfast Room

15'2 x 10'10 (4.62m x 3.30m)



Having a PVCu double glazed window and PVCu double glazed French doors to the rear garden area, a range of modern gloss wall, base and drawer units with granite work surface over and up stand, integrated oven with electric hob and extractor over, space for a fridge freezer, space and plumbing for a washing machine and space and plumbing for a dishwasher. There is also ample space for a good sized dining table and seating.

## First floor Landing



Having balustrade, access to the loft area and doors leading off to:

## Bedroom One

11'7 x 8'7 (3.53m x 2.62m)



Having a PVCu double glazed window to the front elevation.

## Bedroom Two

10'10 x 9'6 (3.30m x 2.90m)



Having a PVCu double glazed window to the rear elevation and built-in storage cupboard.

## Bedroom Three

6'8 x 6'5 (2.03m x 1.96m)



Having a PVCu double glazed window to the front elevation.

## Family Bathroom

5'6 x 5'0 (1.68m x 1.52m)



Having a PVCu double obscure glazed window to the rear elevation, p-bath with shower over, low level flush WC, wash hand basin, ladder style heated towel rail and modern tiling to all four walls.

## Rear Garden

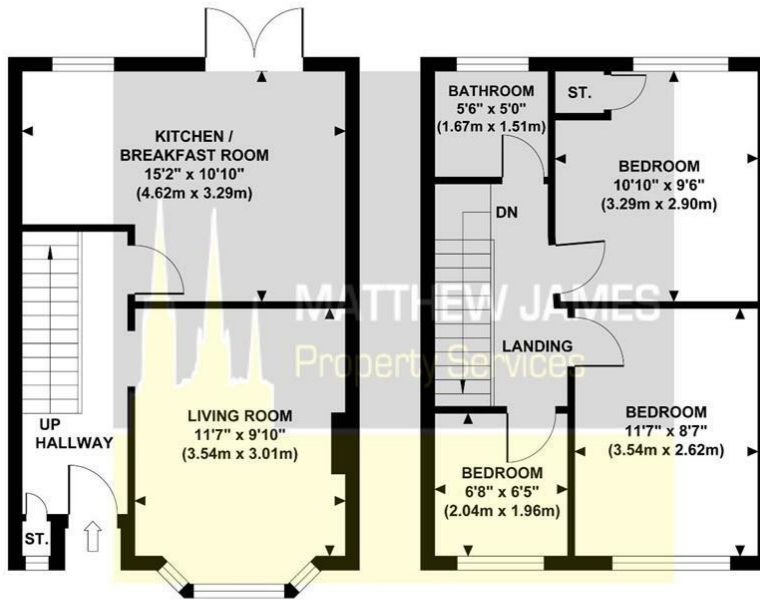


Having a paved patio area, fenced perimeter, artificial grass has been laid to the one side and a garden shed.

# Floor Plan

## FARM CLOSE COVENTRY

Approximate Gross Internal Area  
660 sq ft / 61.3 sq m

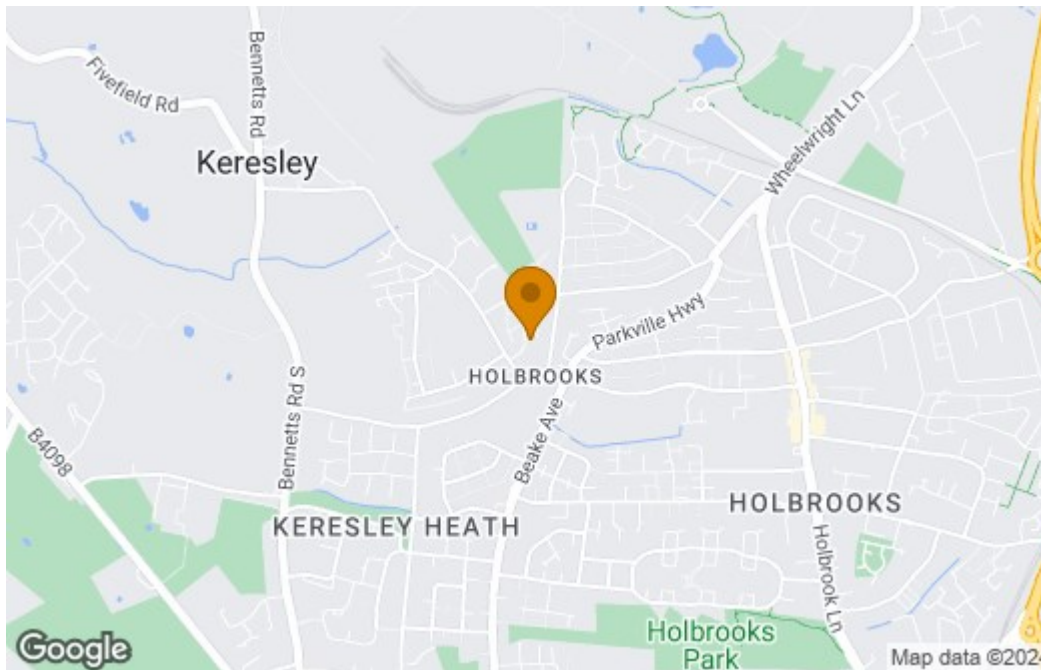


**GROUND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 329 SQ FT**

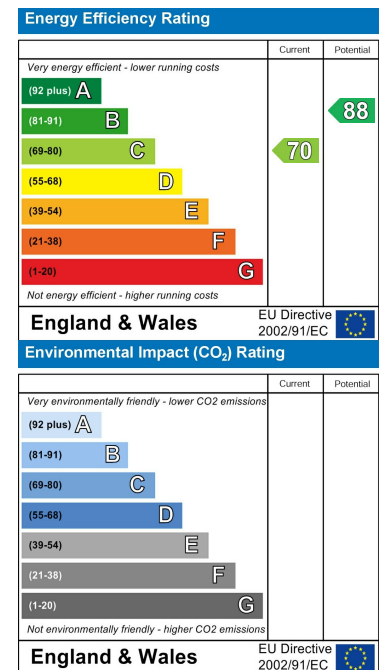
**FIRST FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 330 SQ FT**

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.

### CONTACT INFORMATION

📍 24a Warwick Row, Coventry CV1 1EY

☎ 02477 170170

✉ info@matthewjames.uk.com

🌐 www.matthewjames.uk.com

📘 Facebook

🐦 Twitter