MATTHEW JAMES
Property Services

40 Mount Street

, Coventry, CV5 8DE

£259,995

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Entrance Hallway
Be welcomed into the property with its modern flooring that continues through the ground floor. With a very generous storage area, there are also doors leading to:

Reception Room One
32'11" x 33'9" (10.05 x 10.3)
To the front aspect of the property, this room will lend itself to many functions such as a cosy lounge area, office / study or playroom.

Reception Room Two
43'0" x 32'10" (13.11 x 10.02)
To the rear aspect with door leading to the kitchen and enclosed staircase up to the first floor, this spacious room will again afford the occupiers the choice of use.

Kitchen
13'10" x 33'5" (4.24 x 10.2)
Packed out with a stunning range of units, workspace and integrated appliances, this kitchen will be a dream to come home to and cook up at storm!

First Floor Landing
Follow the winding staircase with gorgeous grey carpet up to the first floor landing, with doors to.

Bedroom One & En-Suite
16'9" x 34'9" (5.13 x 10.6)
To the front aspect of the property, this fabulous room is the whole width of the property, has two windows so plenty of natural light and a very handy en-suite.

Bedroom Two
10'2" x 8'2" (3.12 x 2.51)
To the rear aspect of the property, this generous double room is light and airy, ready to put a personal touch in.

Bedroom Three
12'2" x 6'6" (3.73 x 2.0)
To the rear aspect of the property, a good size room with lots of light and luscious carpet.

Family Bathroom
10'0" x 5'1" (3.05 x 1.55)
With modern three piece suite, shower over bath and a heated towel rail.

Bedroom Four & En-Suite
18'7" x 10'10" (5.68 x 3.32)
This room has the wow factor in terms of space and luxury en-suite. With fresh decor and new carpets, its perfect to create your dream bedroom.

Front Garden
Low maintenance with a resin driveway and new boundary fence panels.

Rear Garden
Step out of the back door onto the patio area, again following the modern decor feel of the property, secured with new boundary fence panels and gate.

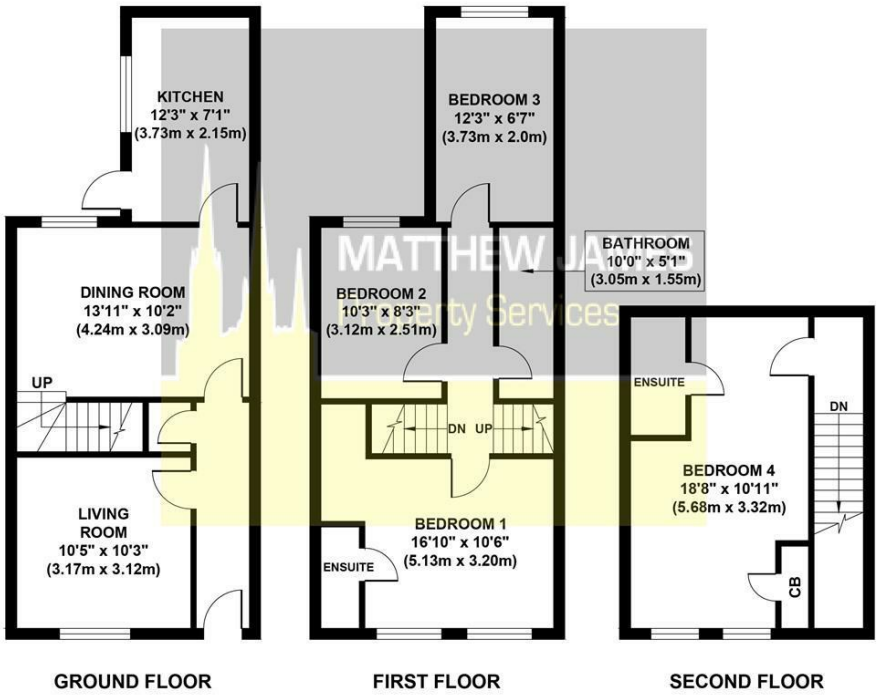
Road Map

Hybrid Map

Terrain Map

Floor Plan

Approximate Gross Internal Area
1103 sq ft / 102.50 sq m

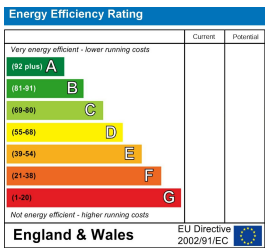


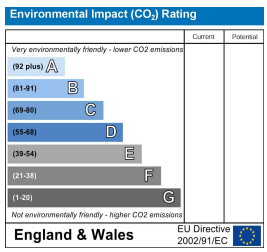
Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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





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