

Road Map



Hybrid Map



Terrain Map

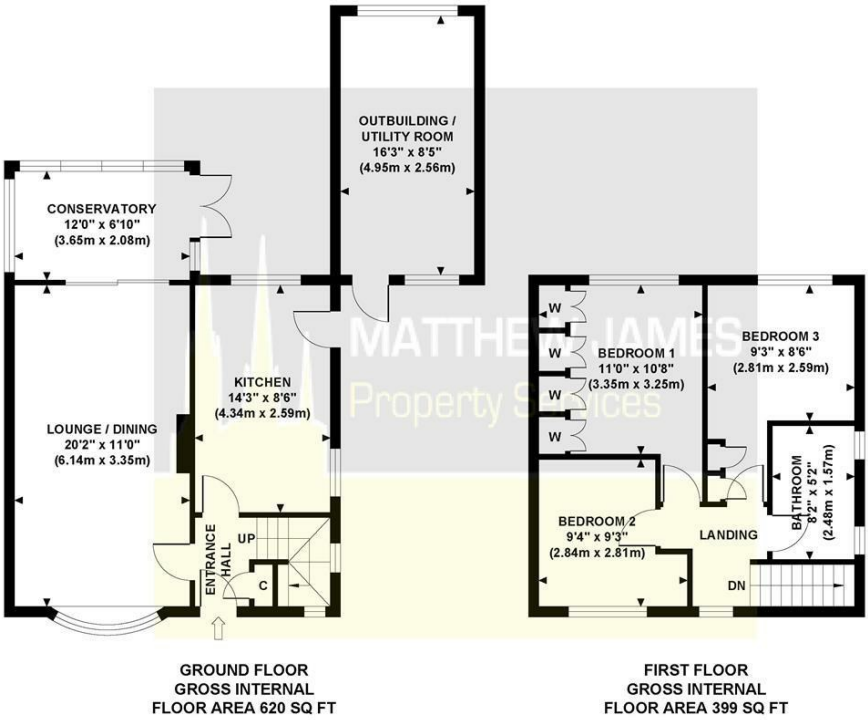


**MATTHEW JAMES**  
Property Services

Floor Plan

## 80 ARMSON ROAD

Approximate Gross Internal Area 1019 sq ft / 94.66 sq m

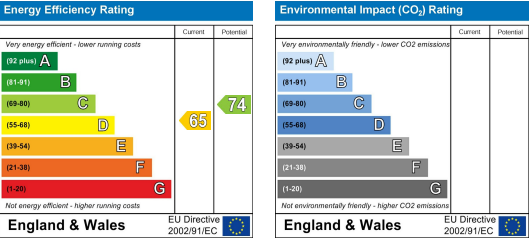


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

### 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

### CONTACT INFORMATION

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## 80 Armson Road

Exhall, Coventry CV7 9BU

Offers Over £185,000





# 80 Armson Road

Exhall, Coventry CV7 9BU

Offers Over £185,000



Approach/ Driveway

Entrance Hallway

Lounge/Dining

20'2 x 11'0

Conservatory

12'0 x 6'10

Breakfast Kitchen

14'3 x 8'6

Outbuilding/Utility Room

16'3 x 8'5

Landing

Bedroom One

11'0 (into wardrobes) x 10'8

Bedroom Two

9'4(max) x 9'3

Bedroom Three

9'3 x 8'6

Bathroom

8'2 x 5'2

Rear Garden

