



# MATTHEW JAMES

Property Services



## 29 Common Way, Liberty Park,, Coventry, CV2 3JA

£230,000

THREE DOUBLE BEDROOMS... BASED OVER THREE FLOORS... MASTER EN-SUITE... ALLOCATED PARKING TO REAR... PVCU DOUBLE GLAZED THROUGH OUT... GROUND FLOOR CLOAKROOM... PERFECT FOR FIRST TIME BUYER... GREAT INVESTMENT OPPORTUNITY... CLOSE TO AMENITIES AND STOKE HEATH PARK. A lovely property located on Liberty Park in Stoke Heath. Briefly comprising of front and rear gardens, ground floor cloakroom, kitchen, living room, two bedrooms and family bathroom on the first floor and master bedroom and en-suite to the second floor. There is allocated parking to the rear of the property and you are just a short walk away from shops, schooling, park and major bus routes. For those that commute, the A444 and the motorway network are just a short drive away. Call us now to book your viewing!

### **Front Garden**

Having a planted bed and paved pathway that leads to the front door and into the:

### **Entrance Hallway**

Having stairs off to the first floor and doors leading off to:

### **Kitchen**

Having a PVCu double glazed window to the front elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, integrated oven with four ring gas hob and extractor over, space for a fridge freezer and tiling to all splash prone areas.

### **Ground Floor WC**

Having a PVCu double obscure glazed window to the front elevation, low level flush WC, wash hand basin and tiling to all splash prone areas.

### **Lounge Dining Room**

Having a PVCu double glazed window to the rear elevation with PVCu double French doors to the garden. There is also under stairs storage.

### **First Floor Landing**

Having stairs off to the second floor, storage cupboard and doors leading off to:

### **Bedroom Three**

Having a PVCu double glazed window to the front elevation.

### **Bedroom Two**

Having two PVCu double glazed windows to the front elevation.

### **Family Bathroom**

Having a PVCu double obscure glazed window to the front elevation, panel bath with shower over, low level flush WC, wash hand basin, extractor and feature tiling to all splash prone areas.

### **Second Floor Landing**

Having a Velux window to the rear elevation, larger than average landing and door that leads to:

### **Master Bedroom**

Having a PVCu double glazed window to the front elevation and door that leads to the:

### **Master En-Suite**

Having a Velux window to the rear elevation, walk-in shower enclosure, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

### **Rear Garden**

Having a paved patio area and mainly laid to lawn

with fenced perimeter and pedestrian gate that leads to the:

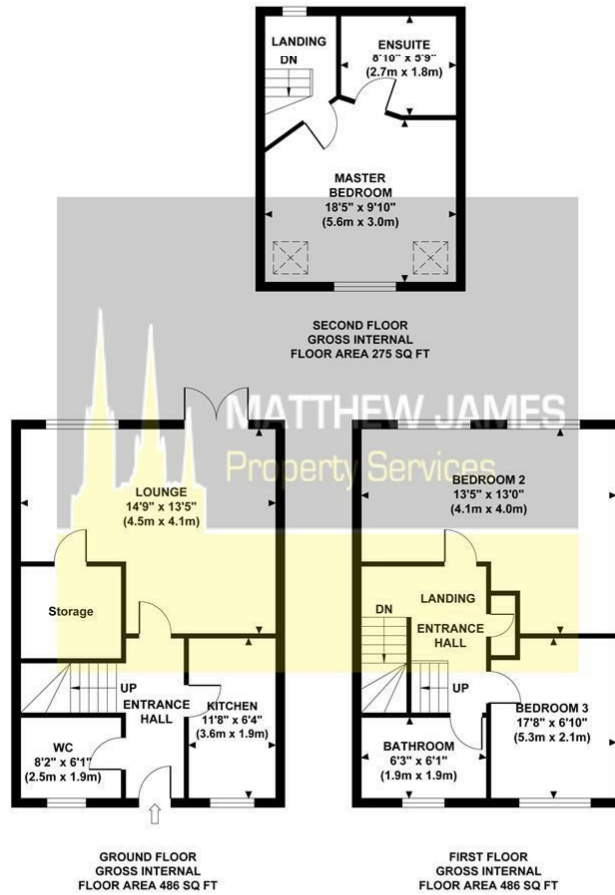
### **Allocated Parking Area**

Having an allocated parking space located to the rear of the property.

# Floor Plan

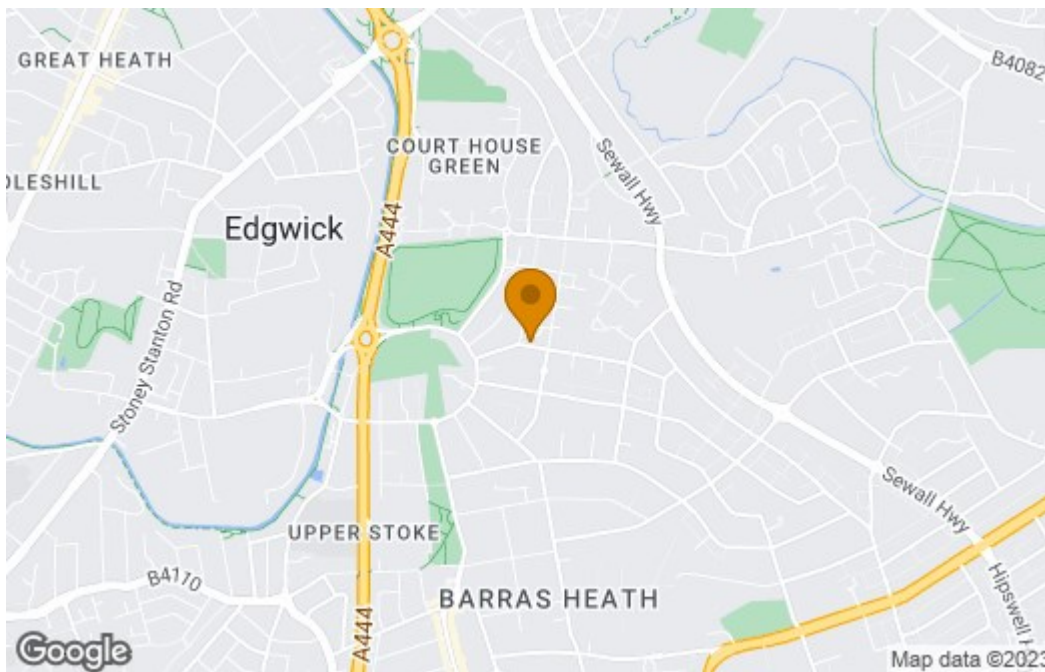
## COMMON WAY

Approximate Gross Internal Area 1247 sq ft / 115.90 sq m

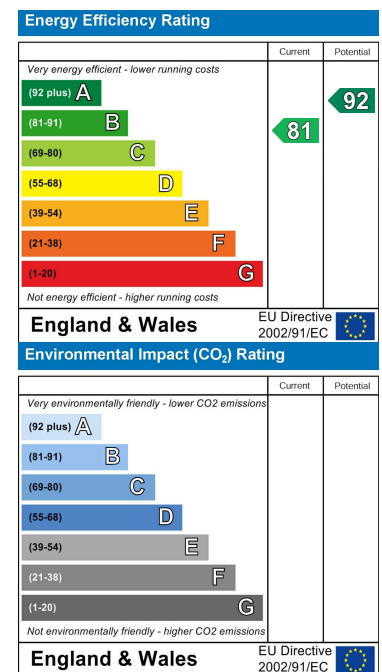


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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.

## CONTACT INFORMATION

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