

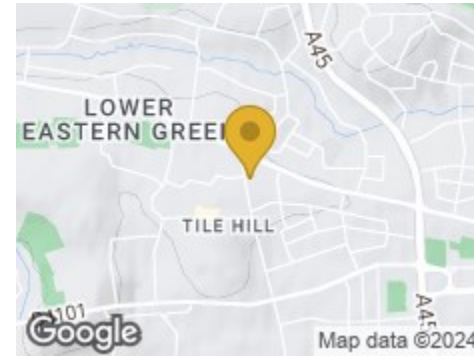
Road Map



Hybrid Map

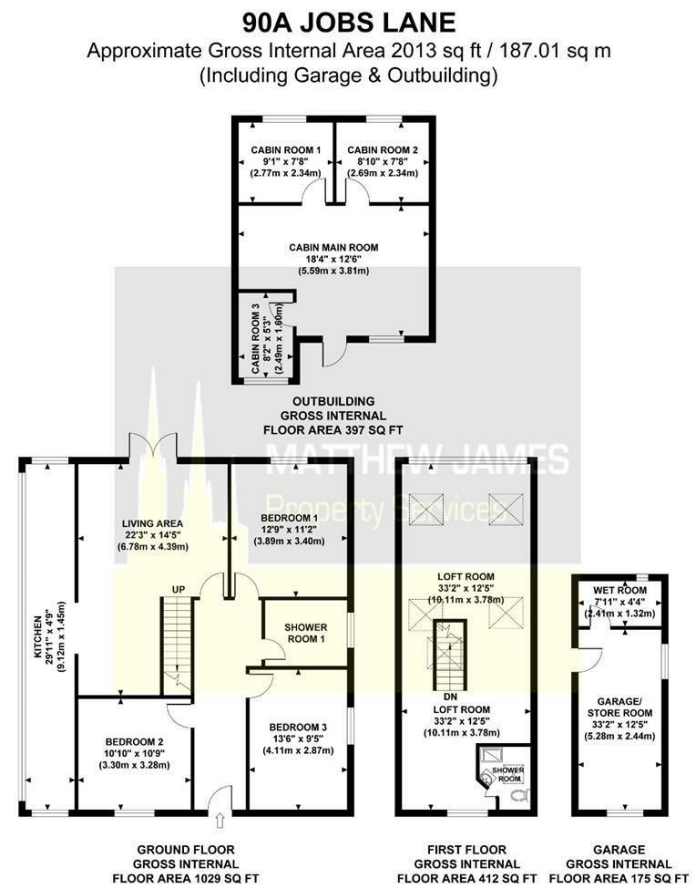


Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan



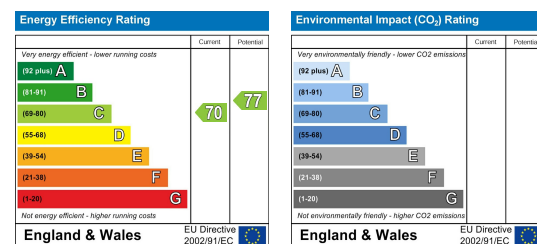
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

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

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.

Energy Efficiency Graph



**90a Jobs Lane**  
Tile Hill, Coventry CV4 9ED

£435,000



CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY  
02477 170170

info@matthewjames.uk.com  
www.matthewjames.uk.com

Facebook  
Twitter

# 90a Jobs Lane

Tile Hill, Coventry CV4 9ED

£435,000



## Front Garden & Driveway

Having a long private driveway which leads to the property from Jobs Lane. The driveway is fenced the wholeway which leads to the parking area with ease of turning your vehicle round. There is access to the rear of the property via a gate and there is mature planting to the sides. The front composite door leads to the:

## Main House

### Entrance Hallway

Large and welcoming with doors leading off to:

### Bedroom Two

13'6 x 9'5

Having a PVCu double glazed window to the front elevation.

### Bedroom Three

10'10 x 10'9

Having a PVCu double glazed window to the side elevation.

### Shower Room One

8'0 x 6'4

Having a PVCu double obscure glazed window to the rear elevation, walk-in shower enclosure with rain head shower over, low level flush WC, modern vanity wash hand basin with storage beneath, ladder style heated towel rail, illuminated mirror, extractor and modern 'marble style' tiling to all four walls.

### Bedroom One

12'9 x 11'2

Having a PVCu double glazed window to the rear elevation.

## Open Plan Living Area

22'3 x 14'5

Having PVCu French doors to the rear elevation with picture windows to the side, a built-in feature bookcase, stairs leading off to the first floor, an open plan dining area and opening to the:

## Open Plan Kitchen Area

29'11 x 4'9

Having PVCu double obscure glazed windows to the side elevation, PVCu double glazed windows to the front and rear elevations, a range of wall base and drawer units with roll top work surface over, space and plumbing for washing machine, breakfast bar, five ring gas hob with modern extractor over, waist height oven and grill, space for a tumble dryer and tiling to all splash prone areas.

## Loft Room / Day Room

33'2 x 12'5

Having a beautiful PVCu cathedral feature style window to the rear elevation, four Velux windows (two to each side elevations), space for a home office, PVCu double glazed window to the rear elevation and door leading off to the:

## Shower Room Two / En-Suite

7'11 x 6'4

Having a Velux window to the side elevation, walk-in shower enclosure, low level flush WC, vanity style wash hand basin with storage beneath, ladder style heated towel rail and modern tiling to all splash prone areas.

## Garage / Store Room / Further Bedroom

17'4 x 8'0

Perfect as a playroom, separate office, storage or put back as a garage. Has a PVCu double glazed window to the side and front elevations and is insulated. A further door leads to the:

## Wet Room / En-Suite

7'11 x 4'4

Having a PVCu double obscure glazed window to the rear elevation, wet room style shower, vanity wash hand basin with storage beneath and low level flush WC. Modern tiling to all splash prone areas.

## Cabin

### Cabin Living Area

18'4 x 12'6

Accessed via secure door across the porch area. The porch area has storage above and the building has full electrics and lighting. There are glazed windows to the side and front elevations, opening to a breakout area housing a fully usable log burner and further doors lead off to:

## Cabin Room One

9'1 x 7'8

Having a window to the rear elevation.

## Cabin Room Two

8'10 x 7'8

Having a window to the rear elevation.

## Cabin Room Three

8'2 x 5'3

Having a window to the front elevation.

## Rear Garden

Being on a larger than average plot with fenced and hedged perimeters, vegetable garden, tree-house and a covered paved patio veranda to the rear of the main house. A gate leads to the front elevation and parking area.

## Car Port

Accessed via a double gate and provides secure vehicular parking.

