



# MATTHEW JAMES

Property Services



## 49 Crecy Road, Coventry, CV3 5HS

£320,000

FOUR DOUBLE BEDROOMS... DETACHED... SOUGHT AFTER LOCATION... NO UPWARD CHAIN... OFF ROAD PARKING AND A GARAGE... CLOSE TO ALL AMENITIES... GOOD SIZED REAR GARDEN... Located in the heart of Cheylesmore, this lovely detached property really does need to be viewed to appreciate its location, potential and accessibility to all the local amenities. Briefly comprising of mature front garden, off road parking accessed via a dropped kerb, garage, storm porch, entrance hallway, kitchen, lounge dining room, newly renovated family bathroom, three double bedrooms and a really good sized rear garden with mature planting and brick built garden shed. Are you looking to move to Cheylesmore and want to move quickly? This property also comes with the added benefit of having NO UPWARD CHAIN! Does this property sounds like it could be your next home and would you like to view? Call us now to discuss viewing arrangements.

## Front Garden



Having off road parking accessed via a dropped kerb, mature planted borders, access to the garage, pedestrian gates to both sides of the property and access through the front door into the:

## Storm Porch

Being of glazed design and access through the front door into the:

## Entrance Hallway



Having stairs off to the first floor under stairs storage cupboard and doors leading off to

## Kitchen

14'2 x 7'9 (4.32m x 2.36m)



Having a PVCu double obscure glazed door to the

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

## Ground Floor WC

7'11 x 3'5 (2.41m x 1.04m)

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

## Lounge / Dining Room

22'3 x 11'4 (6.78m x 3.45m)



Having a PVCu double glazed window and door to the rear elevation and a fireplace with hearth and mantle.

## First Floor Landing



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

### Bedroom One

11'6 x 11'1 (3.51m x 3.38m)



PVCu window to rear elevation and built-in cupboard to the one wall.

### Bedroom Two

12'0 x 11'1 (3.66m x 3.38m)



Having a PVCu double glazed window to the rear elevation.

### Bedroom Three

13'5 x 8'2 (4.09m x 2.49m)



Having a PVCu double glazed window to the front elevation.

### Bedroom Four

10'9 x 7'4 (3.28m x 2.24m)



Having a PVCu double glazed window to the front elevation.

## Family Bathroom

7'5" x 6'4" (2.271 x 1.955)



Having a PVCu double obscure glazed window to the side elevation, panel bath with shower over, low level flush WC, ladder style heated towel rail and tiling to all four walls.

## Garage

18'2 x 8'0 (5.54m x 2.44m)

Having an up and over door, power, lighting and wall mounted Valiant Ecotech condensing central heating boiler.

## Rear Garden

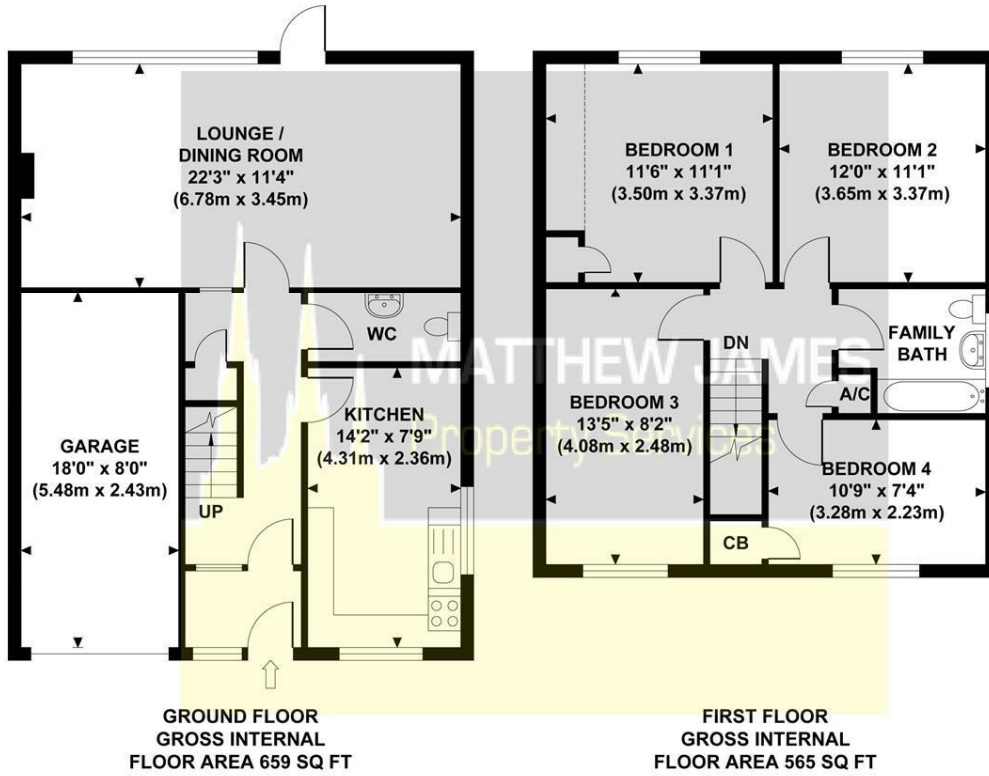


Having paved patio area, steps lead to the lawn and having planted mature borders and access to a brick built shed with window to the side.

# Floor Plan

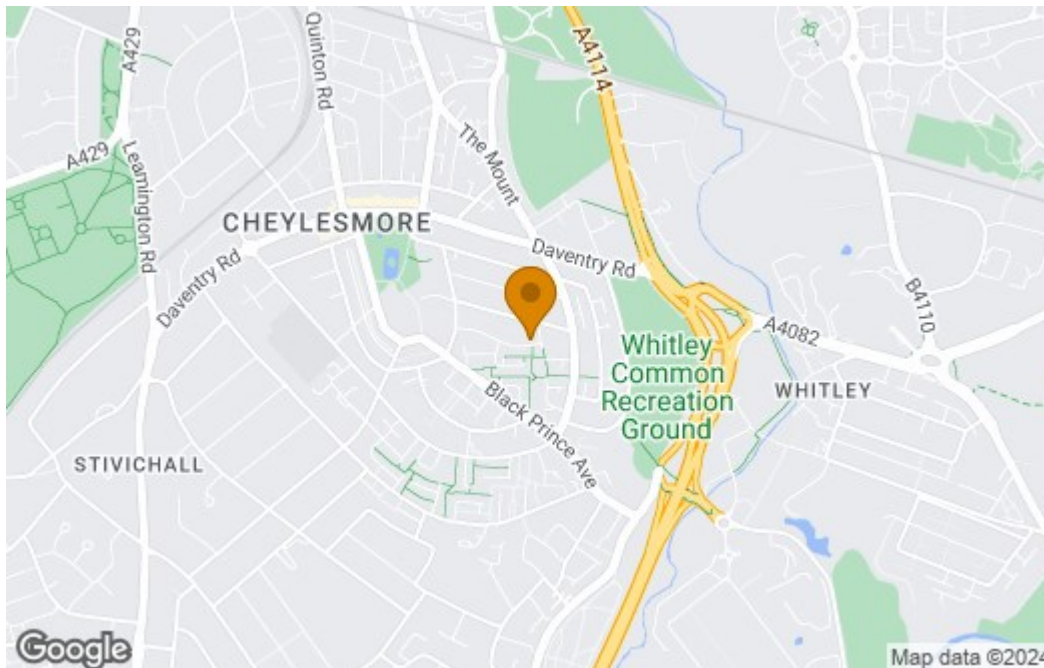
## CRECY ROAD

Approximate Gross Internal Area 1224 sq ft / 113.7 sq m

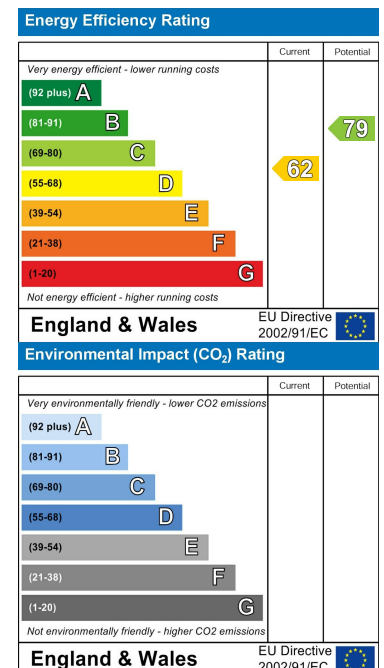


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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.

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