

# MATTHEW JAMES

Property Services



## 14 Oak Close, Coventry, CV8 3LE

£260,000

THREE BEDROOMS... SEMI DETACHED... QUIET CUL-DE-SAC LOCATION... PLANNING PERMISSION IN PLACE FOR A SIDE AND REAR EXTENSION... PRIVATE REAR GARDEN... OFF ROAD PARKING... VILLAGE LIFE. Located in the quiet cul-de-sac of Oak Close in Baginton, Coventry, this lovely semi-detached house presents an excellent opportunity for families seeking a peaceful yet convenient location. The property boasts three bedrooms, making it ideal for both growing families or those looking to downsize.

Upon entering, you are welcomed into a spacious open-plan living room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The modern family bathroom has been thoughtfully designed to cater to the needs of contemporary living, ensuring comfort and style.

One of the standout features of this home is the planning permission already in place for a side and rear extension, allowing for the potential to expand and customise the property to suit your family's needs. The private rear garden provides a serene outdoor space, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

Additionally, the property benefits from off-road parking, ensuring convenience for residents and visitors alike. Located in a quiet village setting, this home offers a delightful escape from the hustle and bustle of city life while still being within easy reach of local amenities and transport links.

## Front Garden & Off Road Parking



Having off road parking accessed via dropped kerb with lawn to the sides and pedestrian gate that leads to the rear elevation. Through the main door to the front and into the:

### Storm Porch

Having a picture window to the front elevation and further composite door that leads into the:

### Open Plan Lounge Dining Room

15'4 x 12'4 (4.67m x 3.76m)



Having stairs that lead off to the first floor, under stairs storage cupboard and glazed door that leads to the:

### Kitchen

12'4 x 9'4 (3.76m x 2.84m)



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

## First Floor Landing



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

### Bedroom One

12'4 x 11'5 (3.76m x 3.48m)



Having a PVCu double glazed window to the front elevation, over stairs storage cupboard and fitted wardrobes to the one wall.

### Bedroom Two

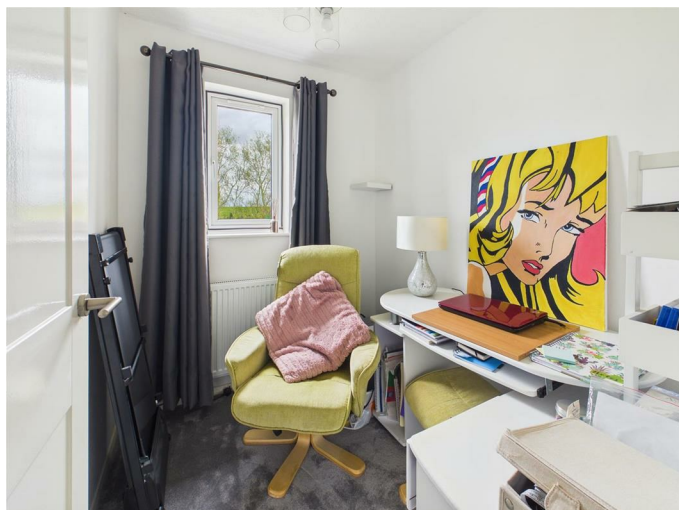
9'7 x 6'2 (2.92m x 1.88m)



Having a PVCu double glazed window to the rear elevation.

### Bedroom Three

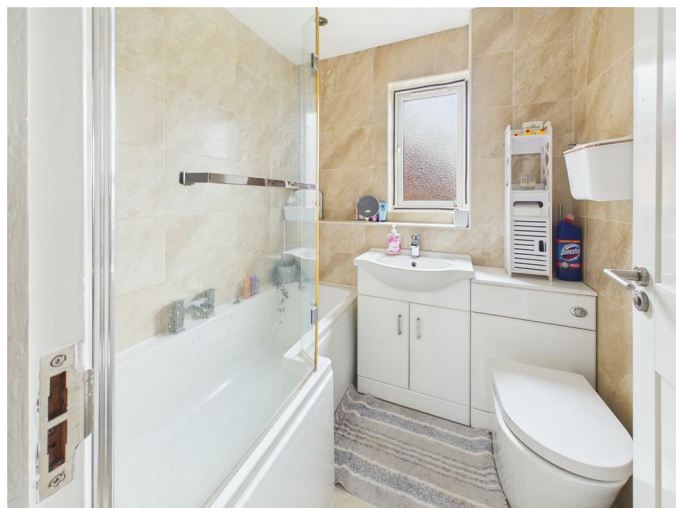
6'8 x 5'11 (2.03m x 1.80m)



Having a PVCu double glazed window to the rear elevation.

### Family Bathroom

6'6 x 6'2 (1.98m x 1.88m)



Having a PVCu double obscure glazed window to the side elevation, 'p-bath' with modern shower over, vanity style wash hand basin and WC, extractor, ladder style heated towel rail and modern tiling to all four walls.

### Rear Garden

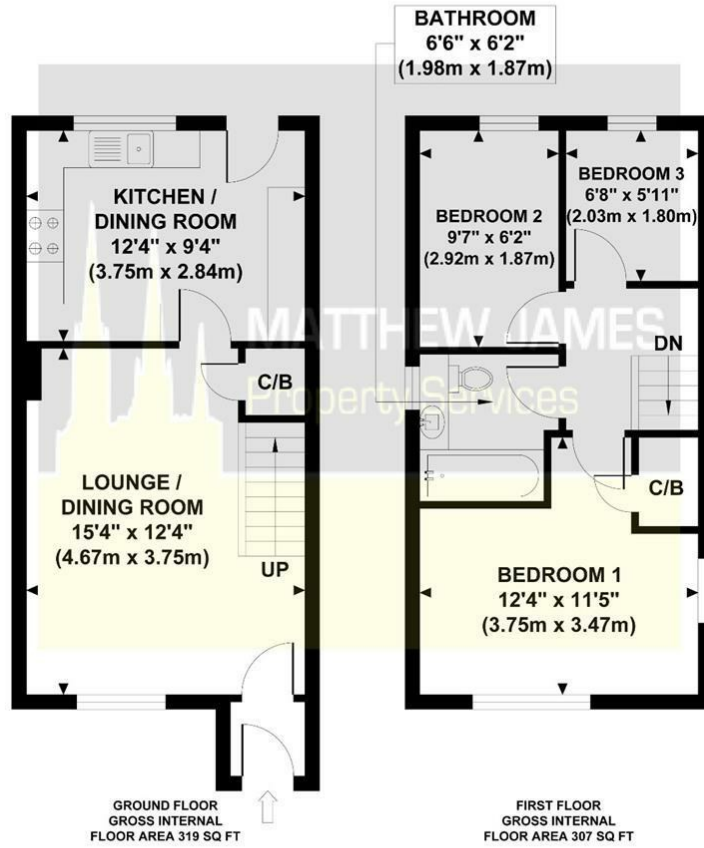


Having a paved patio area, with fenced perimeter, mainly laid to lawn with mature planted beds and access to the front elevation via a pedestrian gate.

# Floor Plan

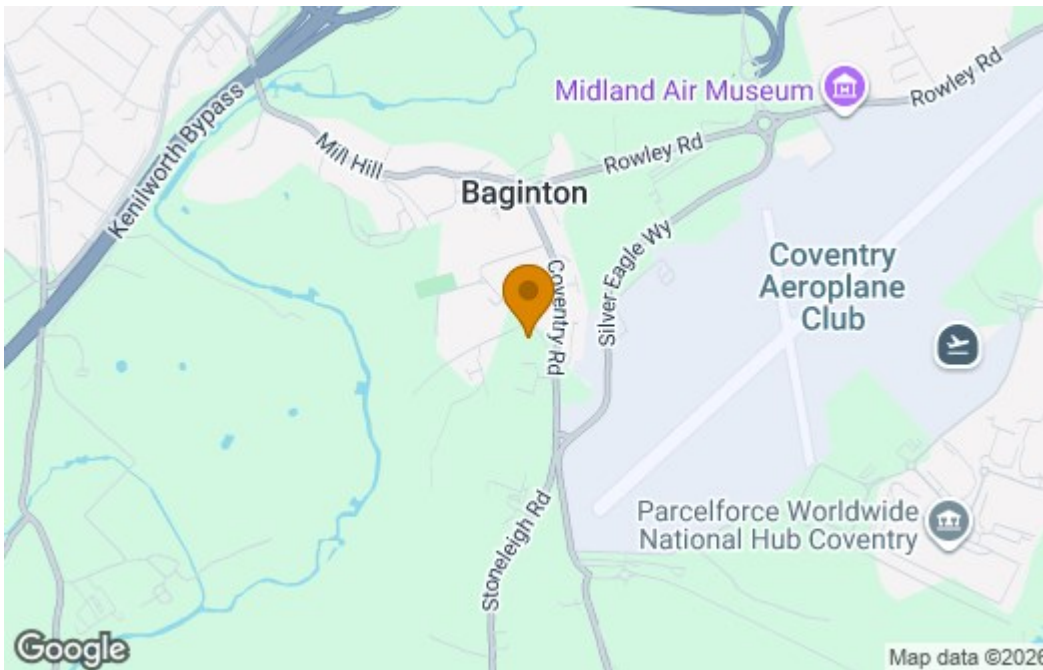
## OAK CLOSE

Approximate Gross Internal Area 626 sq ft / 58.20 sq m

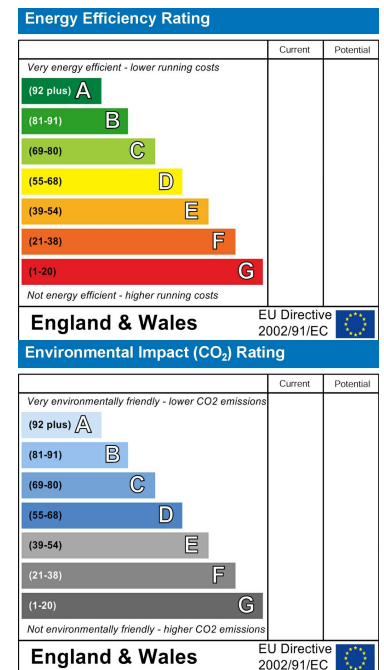


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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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