



# MATTHEW JAMES

Property Services



## 22 Keresley Green Road, Coventry, CV6 2FG

£230,000

A fantastic opportunity to acquire this traditional extended four-bedroom family home, offered to the market with no onward chain for a hassle free purchase. This property offers space, flexibility, and huge potential. With its extended footprint, traditional character, and prime location, it's an ideal canvas for anyone wanting to modernise to their own taste and create a long-term family home.

Situated in a highly sought-after residential area, the property is ideally located close to highly regarded schools, local shops and a wide range of amenities, making it an excellent choice for growing families.

The ground floor comprises an entrance hall, a spacious lounge through dining room, an extended kitchen, excellent footprint with scope to update and a ground floor family bathroom. To the first floor are three well-proportioned double bedrooms, a generous single bedroom, and a separate WC.

Externally, the property benefits from a driveway providing off-road parking, a private rear garden, and a fantastic double garage offering excellent storage, workshop space, or further potential (subject to any necessary consents), the driveway provides effortless off-road parking.

Early viewing is highly recommended to appreciate the size, location and outstanding potential this family home has to offer. Call and book your viewing today!

## Approach / Driveway



## Bathroom

7'3 x 5'9 (2.21m x 1.75m)



## Upstairs Landing

### Bedroom One

13'4 x 10'5 (4.06m x 3.18m)



## Entrance Hallway



### Bedroom Two

11'7 x 10'5 (3.53m x 3.18m)



## Lounge/ Dining

25'6 x 10'4 (7.77m x 3.15m)



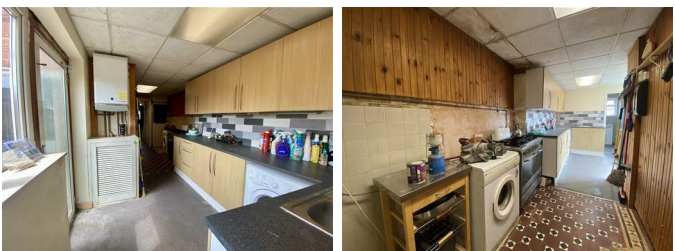
### Bedroom Three

9'1 x 7'4 (2.77m x 2.24m)



## Extended Kitchen

18'7 x 7'4 (5.66m x 2.24m)



### Bedroom Four

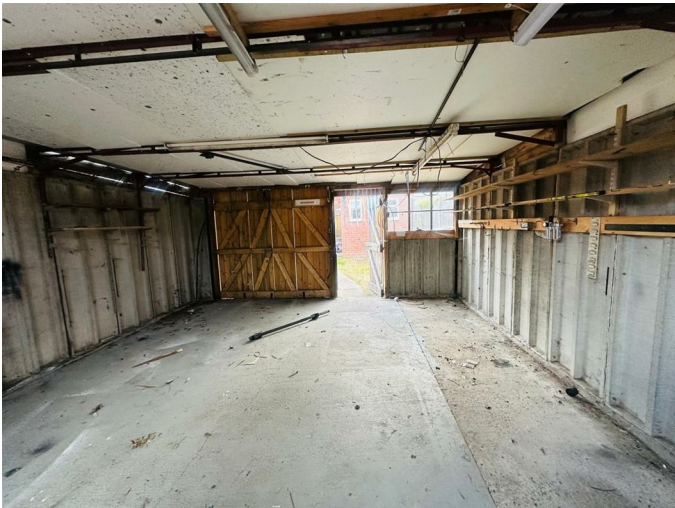
7'9 x 6'3 (2.36m x 1.91m)



### Rear Garden

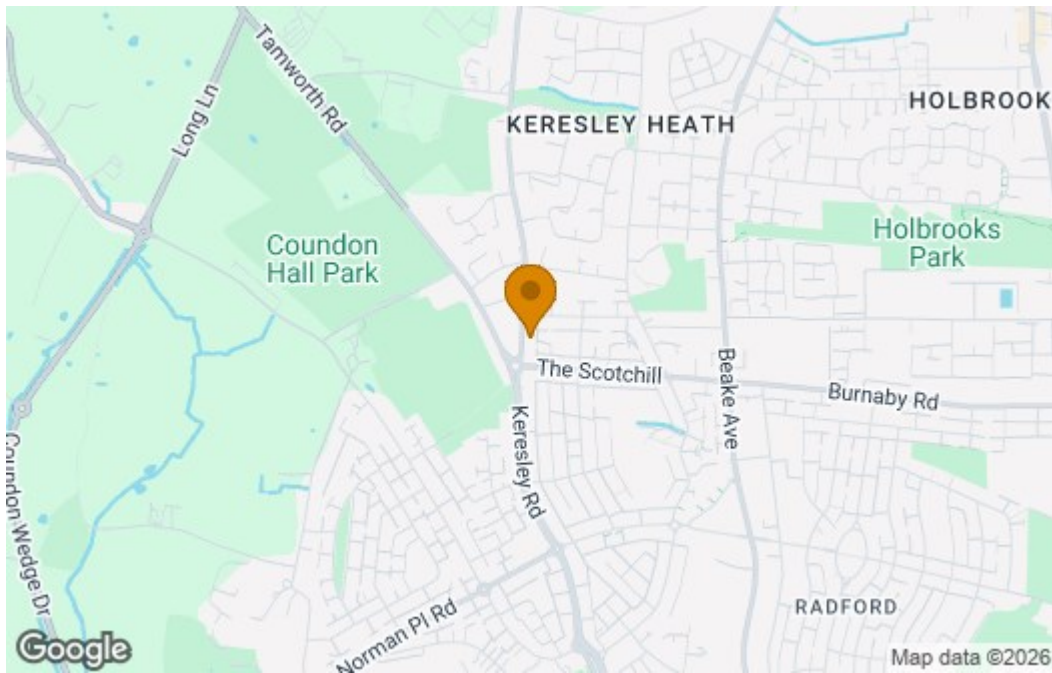


### Garage

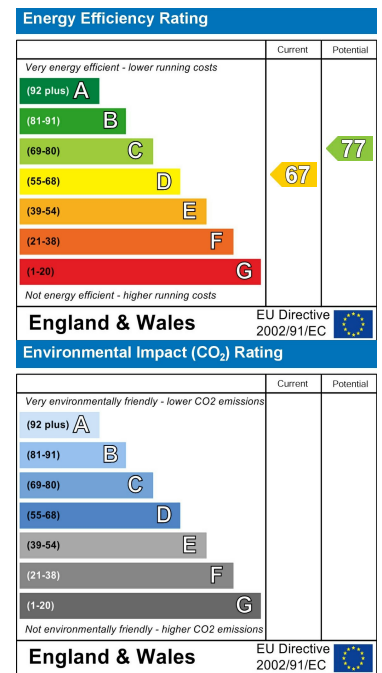


# Floor Plan

## 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

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter