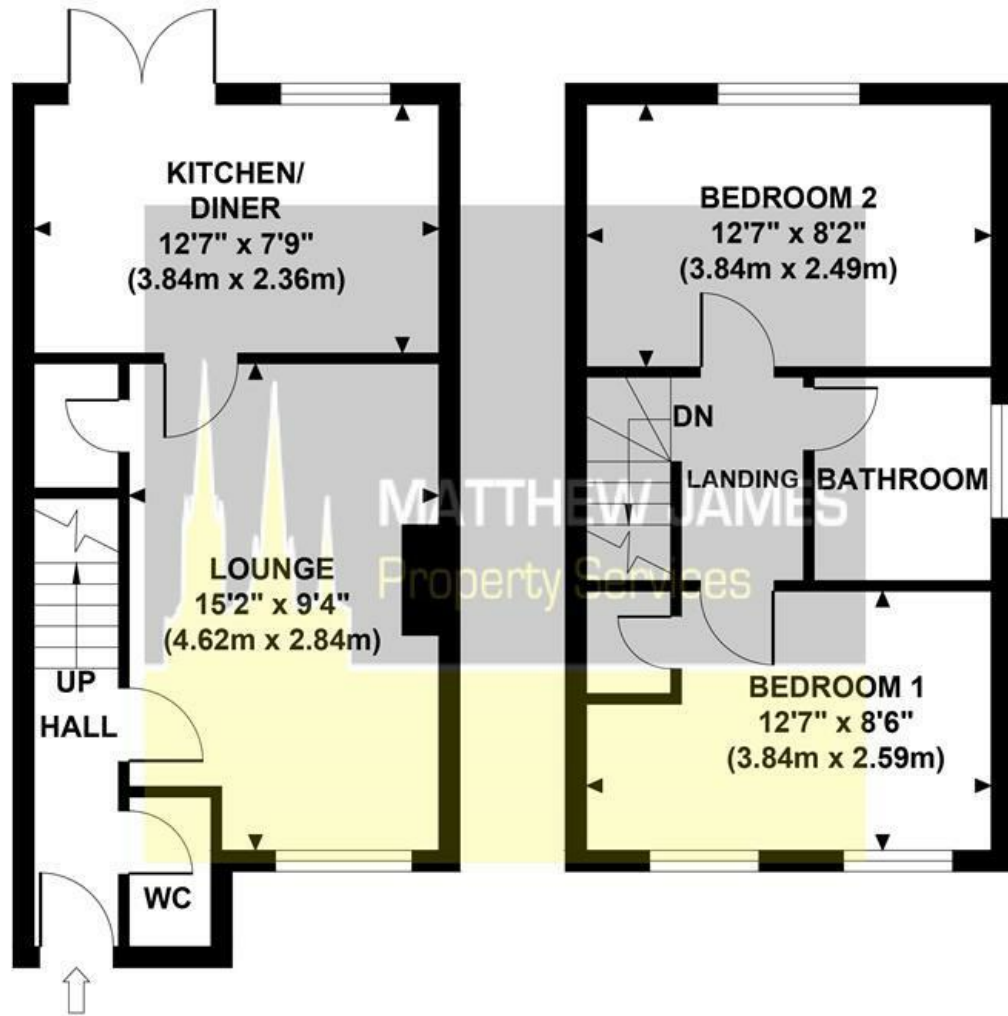




# PERRINS GARDENS

Approximate Gross Internal Area  
603 sq ft / 56.0 sq m



**GROUND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 309 SQ FT**

**FIRST FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 294 SQ FT**

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.

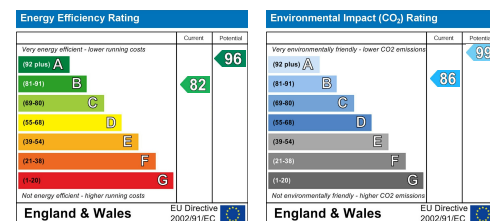


## 39 Perrins Gardens Weavers Gate, Coventry CV6 7PS

BEAUTIFUL THROUGHOUT... TWO DOUBLE BEDROOMS... LARGE REAR GARDEN... END OF TERRACE... OFF ROAD PARKING... GREAT LOCATION... NEW BUILD AND FREEHOLD. Located on the Weavers Gate development, this property needs to be seen to appreciate what is being offered for sale. Located at the end of a quiet cul-de-sac, this beautifully decorated and modern throughout end of terrace property briefly comprises of off road parking for two cars, ground floor cloakroom, living room, breakfast kitchen dining room, two double bedrooms, family bathroom and a larger than average rear garden. Perfect for the investor or the first time buyer. First to see will purchase. Call us now for an immediate viewing!

**£168,000**

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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# 39 Perrins Gardens

Weavers Gate, Coventry CV6 7PS



- Two Double Bedrooms
- End Of Terrace
- Larger Than Average Rear Garden
- Beautiful Throughout
- Cul-De-Sac Location
- New Build
- Perfect For First Time Buyer
- Corner Plot
- Off Road Parking
- Perfect For Investment

**Front Garden & Off Road Parking**

**Family Bathroom**

6'4 x 5'9 (1.93m x 1.75m)

**Entrance Hallway**

**Rear Garden**

**Ground Floor Cloakroom**

**Living Room**

14'11 x 9'7 (4.55m x 2.92m)

**Breakfast Kitchen**

12'11 x 9 (3.94m x 2.74m)

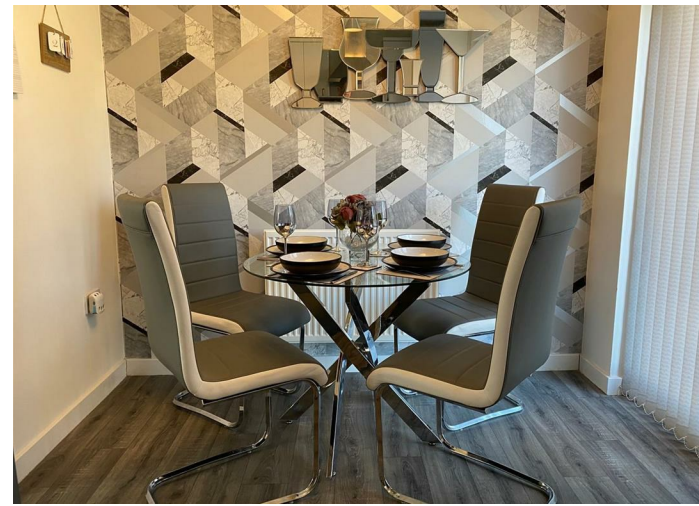
**First Floor Landing**

**Bedroom One**

12'11 x 8'8 (3.94m x 2.64m)

**Bedroom Two**

12'11 x 8'5 (3.94m x 2.57m)



**Directions**

