



# MATTHEW JAMES

Property Services



## 633 Sewall Highway, Coventry, CV6 7JE

£179,995

South Facing Garden...End Terraced...Two Double Bedroom & Loft Room...Traditional Kitchen / Diner... Utility Room...Excellent Schools and Local Amenities... Located in the very popular area of Wyken, Matthew James are delighted to offer this traditional property for sale. With highly regarded schools and local amenities just a short walk away, its a great location for families. University Hospital is just a few minutes' drive and the property has easy access to all major road networks, making that commute a little easier.

The property just oozes charm with its traditional features from original flooring in the entrance hallway to the solid wood kitchen and Belfast sink... The front lounge is the perfect place to relax with its feature fireplace and cosy homely feel. Continue through to the delightful kitchen / diner which is flooded with natural daylight from its south facing position - the handy utility room is home to the gas combination boiler and is the perfect place for the washing machine and that huge fridge / freezer ...

Head upstairs to the first floor which consists of two double bedrooms, one to the front aspect and one to the rear, the loft space has been converted with staircase and is an ideal office space. The family bathroom is fitted with a modern suite, with shower over bath and completes the first floor.

Outside the front is mainly laid to lawn and parking is currently on street. Vehicular access through the gates to the side of the property, gives access to the rear garden. The rear garden is very private and a nice size with plenty of room for family and friends to enjoy outdoor living - laid to lawn with not one, but two patio areas..

### Front Garden

With walled fore garden and mainly laid to lawn with access via the front door into the:

### Entrance Hallway

Stairs off to the first floor and doors leading off to:

### Lounge

13'7 x 11'2 (4.14m x 3.40m)

Having a PVCu bay window to the front elevation with a feature cast iron fireplace, mantle and surround shelving to the side and a door to:

### Breakfast Kitchen

14'1 x 8'11 (4.29m x 2.72m)

Having a PVCu double glazed window to the rear elevation, PVCu double glazed window to the side, a range of 'cottage style' wall, base and drawer units with work surface over, Belfast sink, space for a range style cooker, space for an under counter fridge and freezer, under stairs storage cupboard and door leading to the:

### Utility Room

5'6 x 4'4 (1.68m x 1.32m)



Having a PVCu double glazed window to the side elevation, wall mounted central heating boiler, plumbing and space for a washing machine.

### Bedroom One

12'6 x 14'2 (3.81m x 4.32m)



Having two PVCu double glazed windows to the front elevation.

### Bedroom Two

10'1 x 8'5 (3.07m x 2.57m)



Having a PVCu double glazed window to the rear elevation.

### Family Bathroom

5'7 x 5'4 (1.70m x 1.63m)

Having a PVCu double obscure glazed window to the rear elevation, modern suite comprising of panel bath with shower over, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

### Loft Room



With roof windows and eaves storage

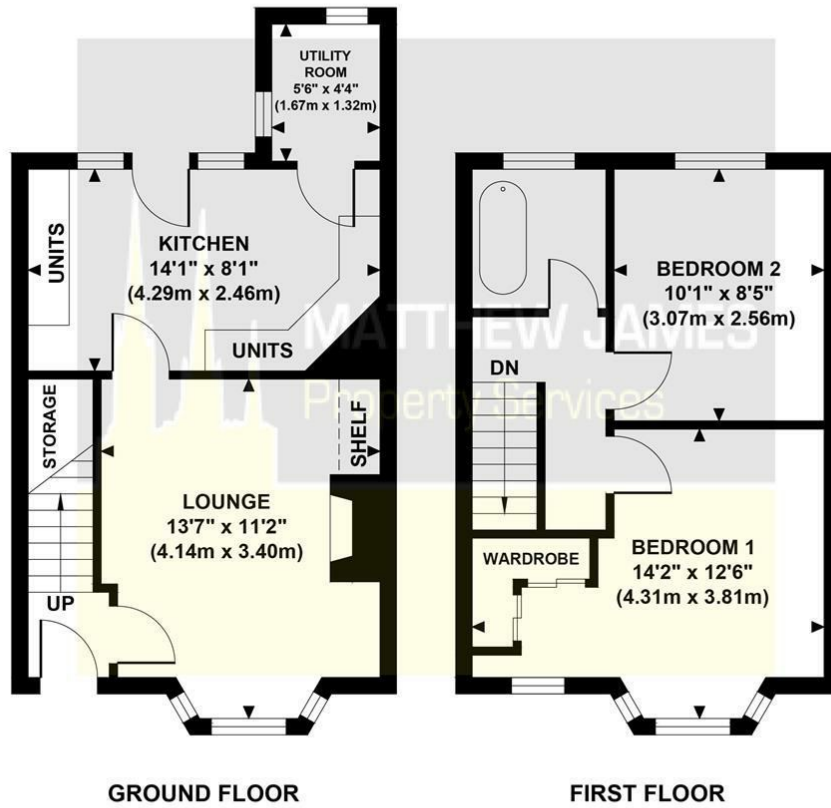
### Rear Garden

Having paved patio area, fenced perimeters and pedestrian gate that leads to the front elevation.

# Floor Plan

## SEWALL HIGHWAY

Approximate Gross Internal Area: 614 sq ft / 57.0 sq m

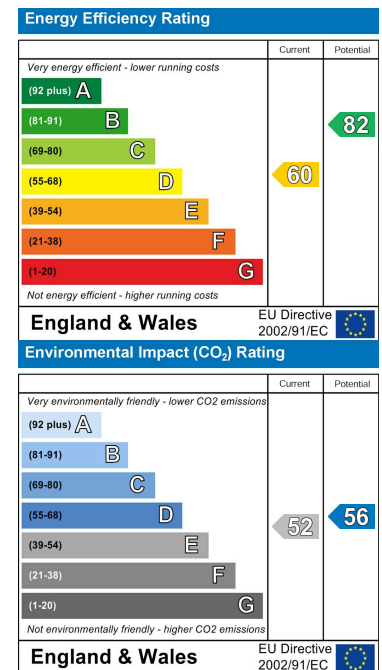


Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

### 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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