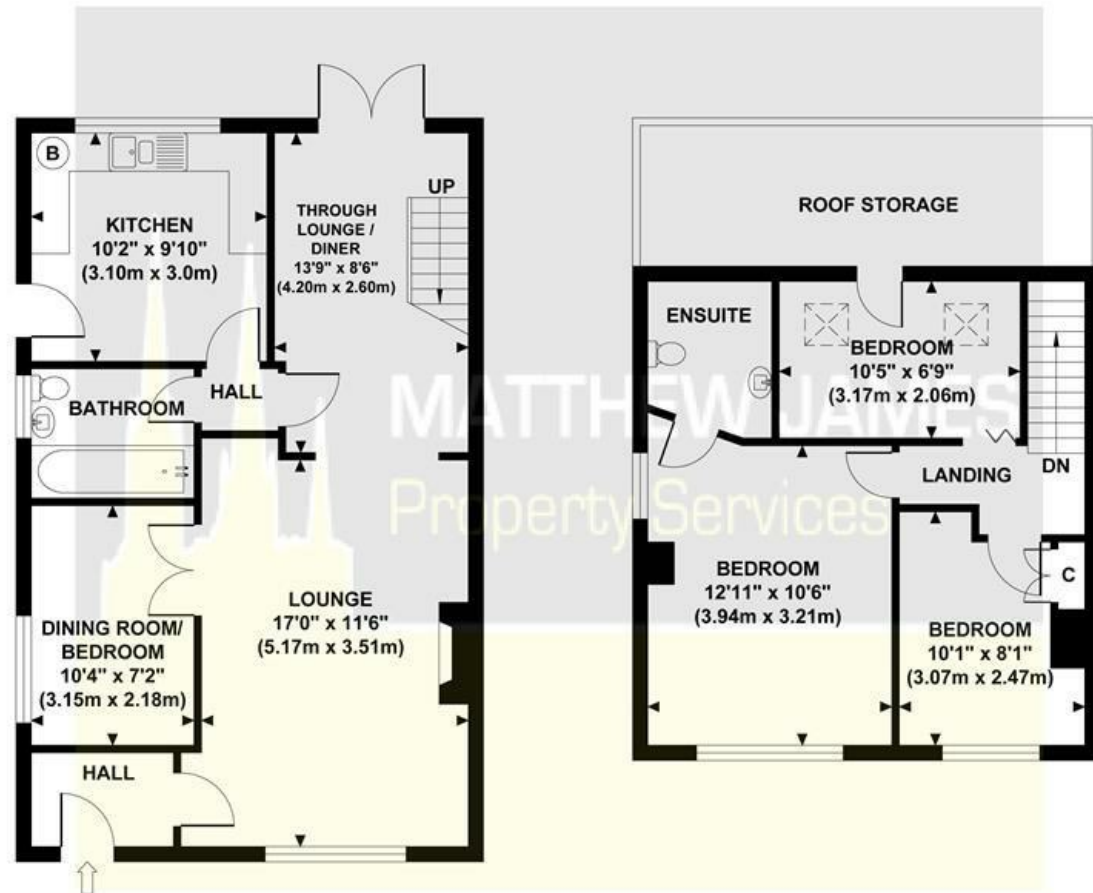


# LEICESTER ROAD

Approximate Gross Internal Area  
915 sq ft / 85.0 sq m



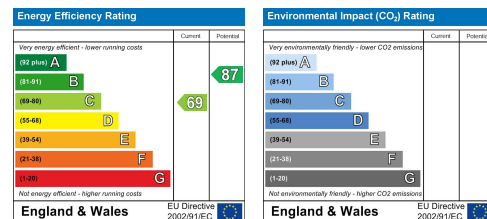
**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 559 SQ FT**

**FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 356 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.

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.



## 9 Leicester Road Shilton, Coventry CV7 9HU

Matthew James are delighted to bring to the market this immaculately presented three/four bedroom semi-detached dormer bungalow, located in the serene village of Shilton. Spacious throughout with plenty of living space, nestled within a quiet cul-de-sac having stunning views and the most delightful wrap around garden that extends your living space outdoors, capturing the sunshine all day long. For those wanting to escape to semi-rural living with the convenience of being close to plenty of local amenities, including schools, public houses and supermarkets, then this versatile home could be perfect for you. Also convenient access to The University Hospital Walsgrave and the M6.

Impressive exterior with ample parking at the front, welcome inside entrance porch with plenty of space for coats and shoes, through to the main lounge, cosy, bright and welcoming featuring wood flooring, gas fireplace the perfect place to sit and relax. Off the lounge is the dining room/bedroom four, a versatile room that could also be used as an office or playroom. Continue through the lounge to the second reception room that could also be used as a dining area or as a separate living room, having French doors that open out into the garden and a staircase rising to the first floor. Kitchen with plenty of cabinets, space for all appliances, having lovely views out to the garden. Ground floor bathroom featuring a white three-piece suite including a P-shaped bathtub. Upstairs to the landing, three generous sized bedrooms, all with

Offers In Excess Of £299,950

### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

# 9 Leicester Road

Shilton, Coventry CV7 9HU



- SEMI-DETACHED DORMER BUNGALOW
- IMMACULATELY PRESENTED
- LOUNGE & DINING ROOM
- STUNNING VIEWS
- THREE/FOUR BEDROOMS
- GROUND FLOOR BATHROOM
- AMPLE OFF STREET PARKING
- SEMI-RURAL VILLAGE LOCATION
- BEAUTIFUL WRAP AROUND GARDEN
- CUL-DE-SAC LOCATION

## Approach & Driveway

### Entrance Porch

### Lounge

17'0 x 11'6 (5.18m x 3.51m)

### Dining Room/Office/Bedroom

#### Four

10'4 x 7'2 (3.15m x 2.18m)

### Through Lounge/Diner

13'9 x 8'6 (4.19m x 2.59m)

### Bathroom

### Kitchen

10'2 x 9'10 (3.10m x 3.00m)

### Landing

## Bedroom One

12'11 x 10'6 (3.94m x 3.20m)

## En-Suite W.C

## Bedroom Two

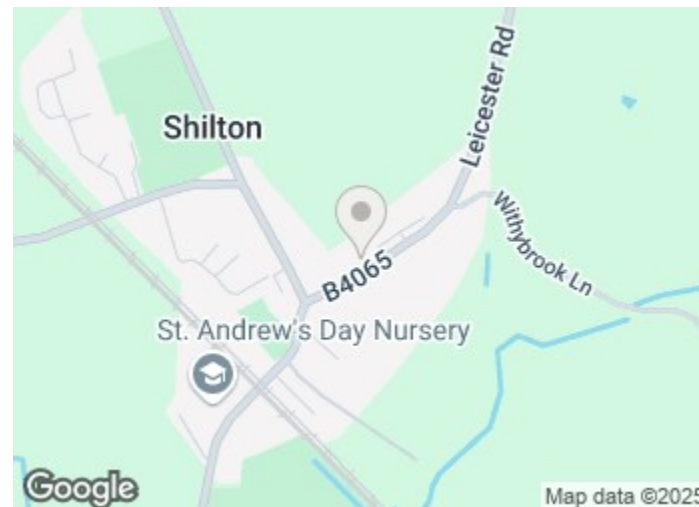
10'1 x 8'1 (3.07m x 2.46m)

## Bedroom Three

10'5 x 6'9 (3.18m x 2.06m)

## Garden To Front & Side

## Aerial Views



## Directions

