



## 17 Haytor Rise, Coventry, CV2 3LE Offers Over £240,000

Charming three bedroom semi detached home offered for sale with NO CHAIN, situated in a peaceful cul-de-sac within the popular Wyken area. This property has been much loved for many years by the previous owners which you can sense as soon as you step through the door and now is an opportunity for someone to put their own taste to the property and create their own ideal home. The property certainly has a lot to offer and would be ideal for families being close to local schools and an abundance of local amenities, first time buyers, or would be a smart investment purchase being close to the university hospital and rental demand in the area.

To the ground floor porch leads into the spacious entrance hallway, through to the large lounge/diner with bay window to the front and large window at the rear, so there is plenty of natural light coming into the room, the perfect place to relax. Door leading into the generous size kitchen which overlooks the garden and the back door for access out to the garden. To the first floor hallway landing, two double bedrooms again flooded with natural light and both having fitted wardrobes, a spacious single bedroom, modern shower room and separate WC.

Externally the rear garden is south facing, very well maintained, perfect for barbecues and enjoying the sunshine. Fitted electric sun canopy and the single detached garage sits at the back of the garden. The front garden is very attractive with laid lawn and gated access to the driveway providing off street parking.

This property is not to be missed, call now to book your viewing!

## Driveway/ Front Garden



## Entrance Porch

## Entrance Hallway



## Hallway Landing



## Bedroom One

15'0 x 11'2 (4.57m x 3.40m)



## Lounge / Diner

26'3 x 11'7 (8.00m x 3.53m)



## Bedroom Two

11'2 x 11'0 (3.40m x 3.35m)



## Kitchen

11'4 x 9'2 (3.45m x 2.79m)



**Bedroom Three**  
9'6 x 7'2 (2.90m x 2.18m)



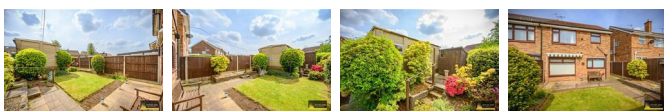
**Shower Room**  
7'1 x 5'5 (2.16m x 1.65m)



**WC**



**Rear Garden**

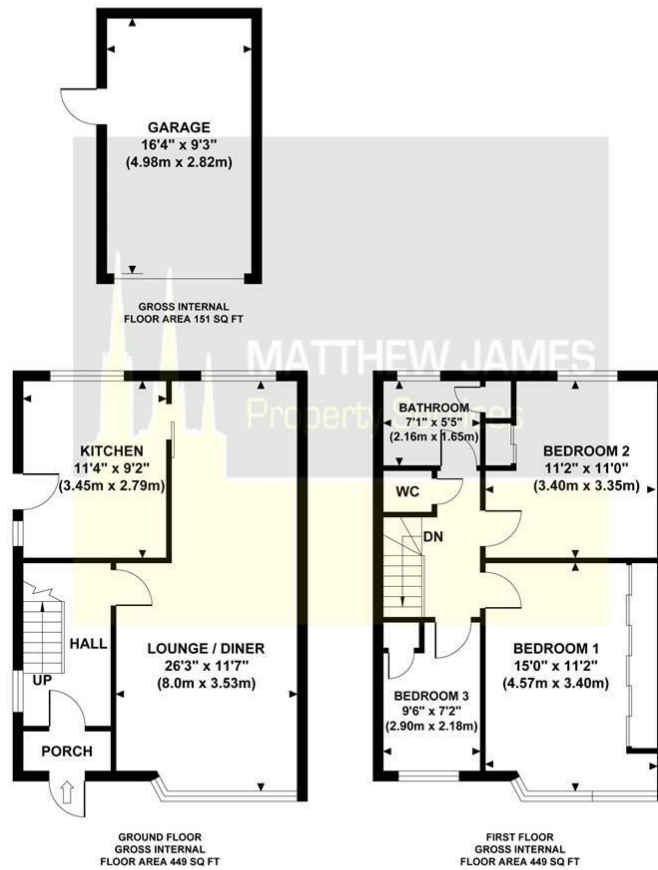


**Garage**  
16'4 x 9'3 (4.98m x 2.82m)

# Floor Plan

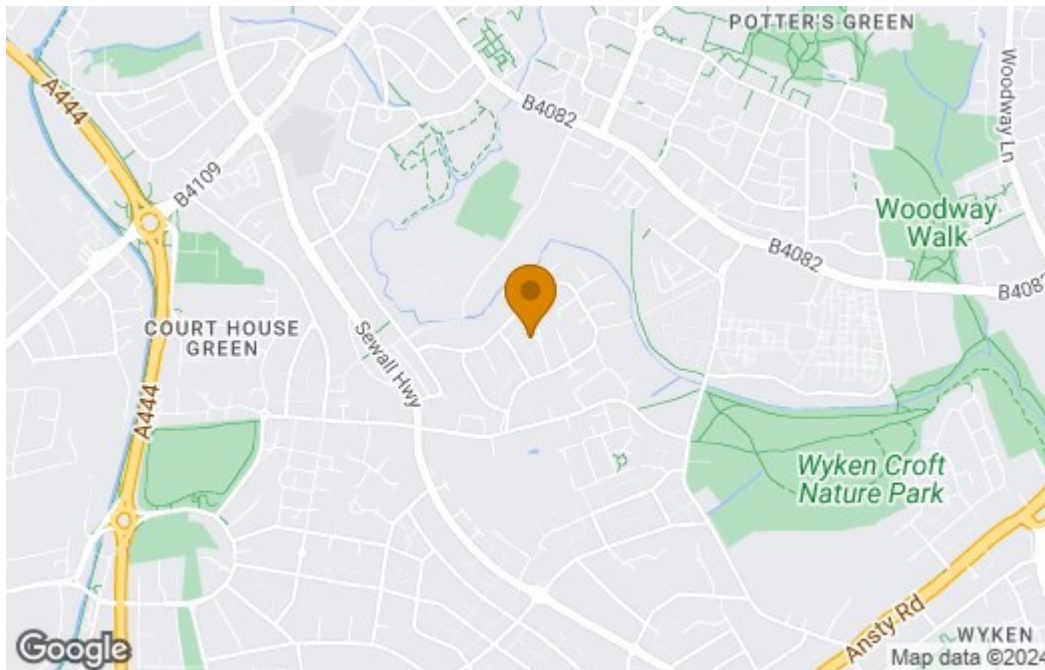
## HAYTOR RISE

Approximate Gross Internal Area 1049 sq ft / 97.40 sq m

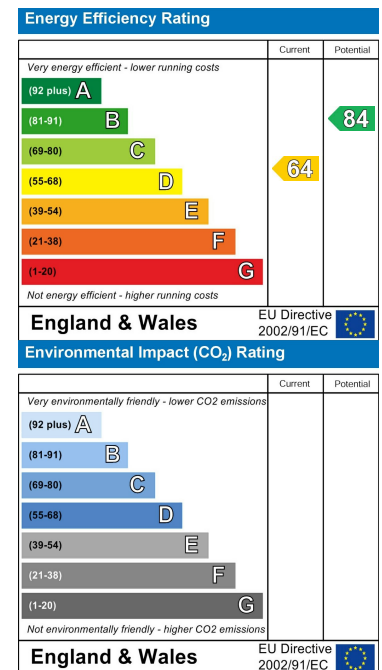


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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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