MATTHEW JAMES
Property Services

747 Sewall Highway, COVENTRY, CV6 7JN
Offers Around £250,000

THREE BEDROOMS... USEABLE LOFT ROOM... EXTENDED BEAUTIFUL KITCHEN DINER... LARGE BRICK BUILT GARAGE / WORKSHOP TO THE REAR... ADDITIONAL GROUND FLOOR SHOWER ROOM... OFF ROAD PARKING. A very unique opportunity to own this beautifully presented three bedroom (with loft room) mid terrace property. Having off road parking to the front, brick built storm porch, open plan entrance hallway, through lounge dining room, beautiful extended kitchen dining room with centre island, room for dining table, cream gloss handless and soft close units with integrated white goods where specified. There is also a fully tiled downstairs cloakroom and shower room, family shower room to the first floor with three bedrooms and a loft room that has two Velux windows and is accessed via a drop down ladder. To the rear of the property is a decked patio area and to the top of the garden is a larger than average garage / workshop with electric up and over powered door. Close to the A444, schools, shopping centres and main bus routes, this property has to be viewed to appreciate exactly what is being offered for sale. Call us now to book your immediate viewing.

Front Garden
Having off road parking laid to block paving and access to the:

Storm Porch & Entrance Hallway
Being of brick built design and having two PVCu double obscure glazed windows to the side elevation with open plan access into the:

Lounge Dining Room
21' x 10'7 (6.40m x 3.23m)
6.40m x 3.23m (21' x 10' 7") Having a PVCu double glazed window to the front elevation, stone feature fireplace with hearth and surround with newly installed inset real flame gas fire, Amtico flooring, beautifully decorated throughout and with French timber doors that lead to the:

Extended Breakfast Kitchen Dining Room
15'7 x 14'10 (4.75m x 4.52m)
Having a PVCu double glazed window and PVCu double part glazed door to the rear elevation, Amtico flooring, a newly installed range of beautiful soft close and handle less wall, base and drawer units (some carousel) with quartz work surface over, tall larder units, space and plumbing for a US style fridge freezer, integrated waist height Bosch oven and grill, AEG microwave, Bosch dishwasher, Bosch washing machine, tumble dryer, five ring (including wok) gas hob with extractor over, central island with further storage and drawers beneath incorporating a breakfast bar, further space for a large dining table and chairs, colour co-ordinated glass splash backs and access to the:

Ground Floor Shower Room
7'2 x 5'4 (2.18m x 1.63m)
Having a corner shower enclosure with Triton T80Si shower, low level flush WC, vanity wash hand basin, Amtico flooring, illuminated decorative shelving, tiling to all splash prone areas and extractor.

First Floor Landing
Access to the loft room via a drop down ladder, balustrade and doors leading off to:

Master Bedroom
11'3 x 10'1 (3.43m x 3.07m)
Having a PVCu double glazed bay window to the front elevation and fitted mirrored wardrobes to the one wall.

Bedroom Two
10' x 9'5 (3.05m x 2.87m)
Having a PVCu double glazed window to the rear elevation and built-in wardrobe housing the Baxi central heating boiler.

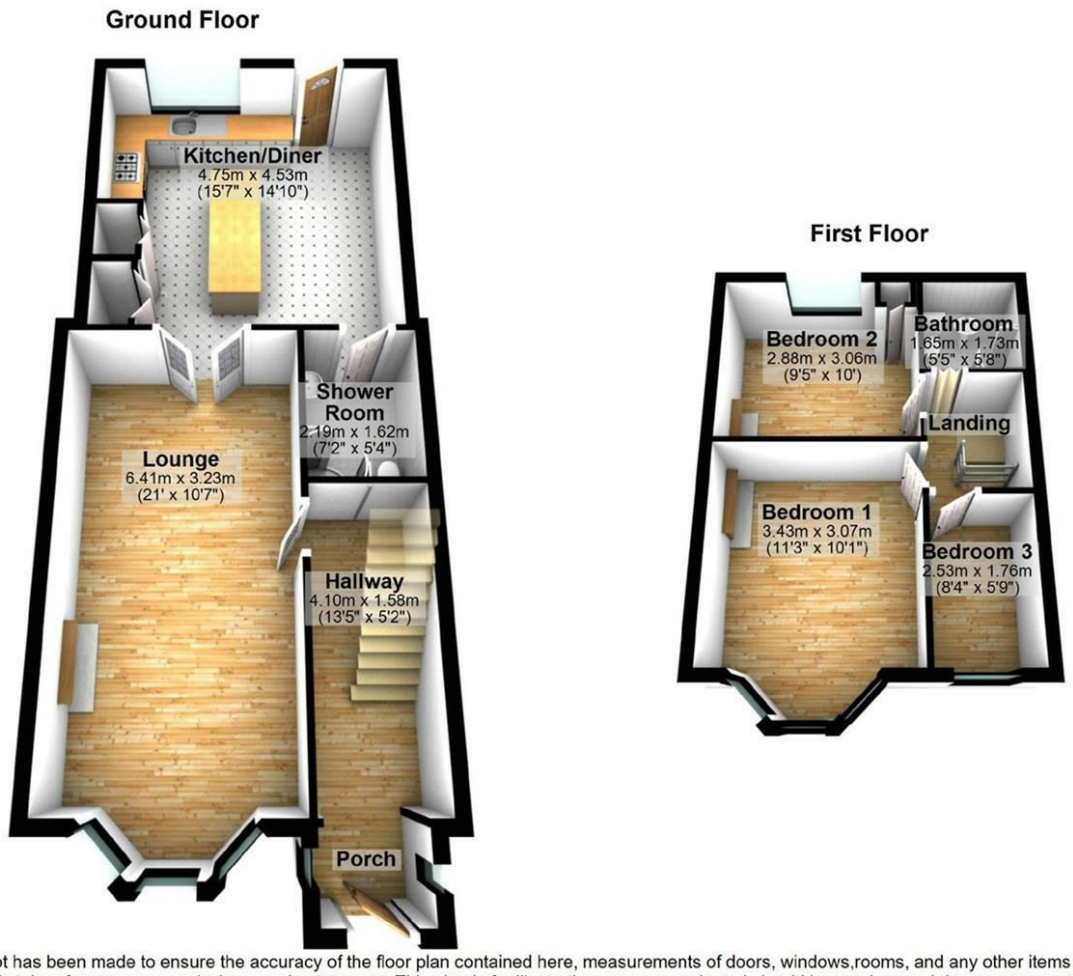
Bedroom Three
8'4 x 5'9 (2.54m x 1.75m)
Having a PVCu double glazed window to the front elevation.

Family Shower Room
5'8 x 5'5 (1.73m x 1.65m)
Having a PVCu double obscure glazed window to the rear elevation, modern white suite comprising of corner shower enclosure with Mira shower, low level flush WC, decorative feature vanity wash hand basin with storage beneath and tiling to all four walls.

Loft Room
4.90m x 4.50m (16' 1" x 14' 9") Having two Velux windows to the rear elevation and restricted head height. Accessed via a drop down ladder with safety bannister and currently used as an additional bedroom.

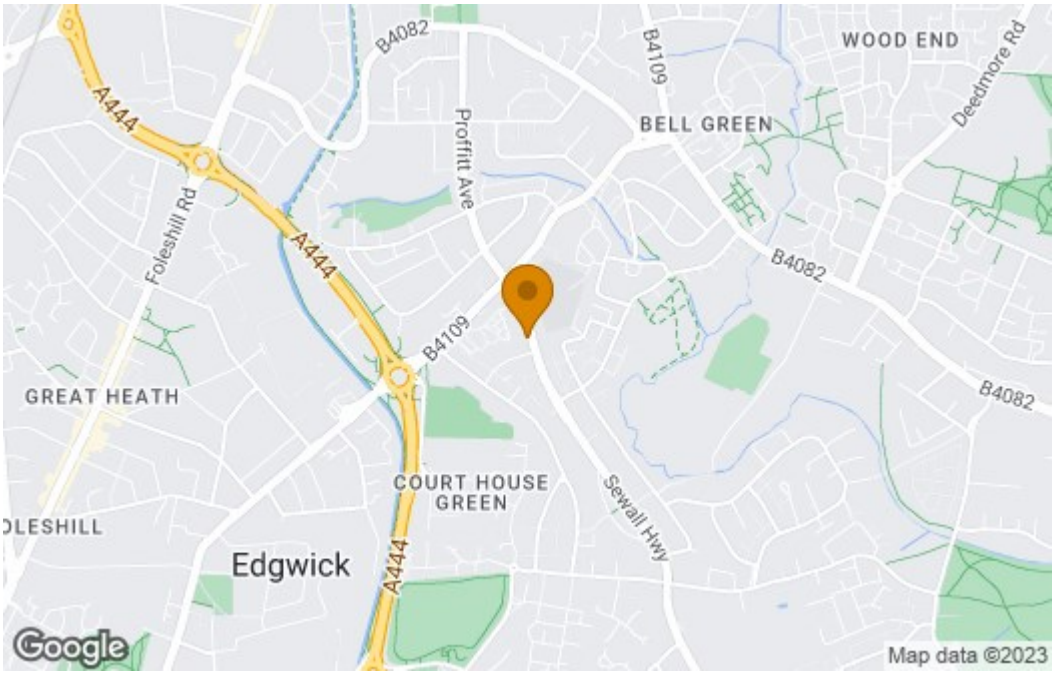
Garage / Workshop
Being of brick built design and having pedestrian door to the garden and electric powered automatic up and over door for vehicular access. There is also eaves storage, power and lighting.

Floor Plan

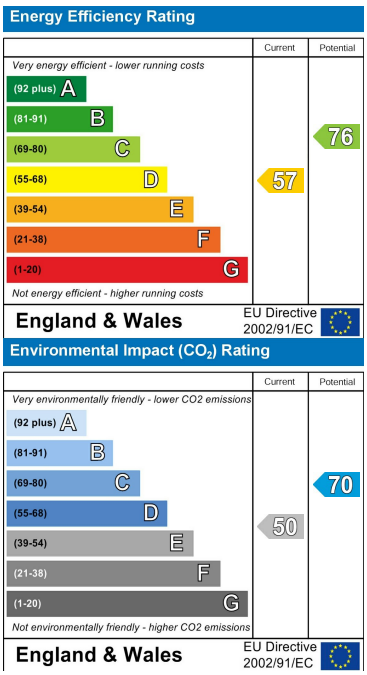


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows,rooms, and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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