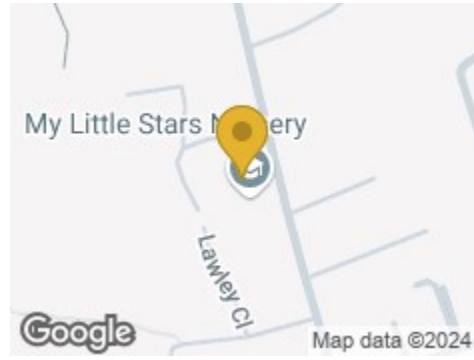


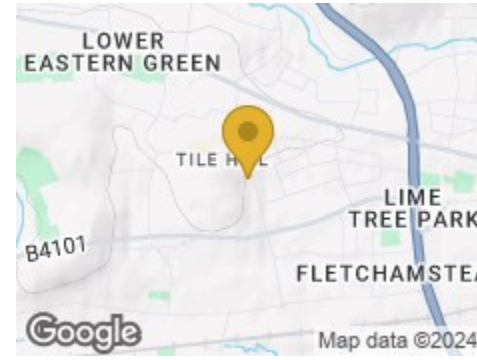
Road Map



Hybrid Map



Terrain Map

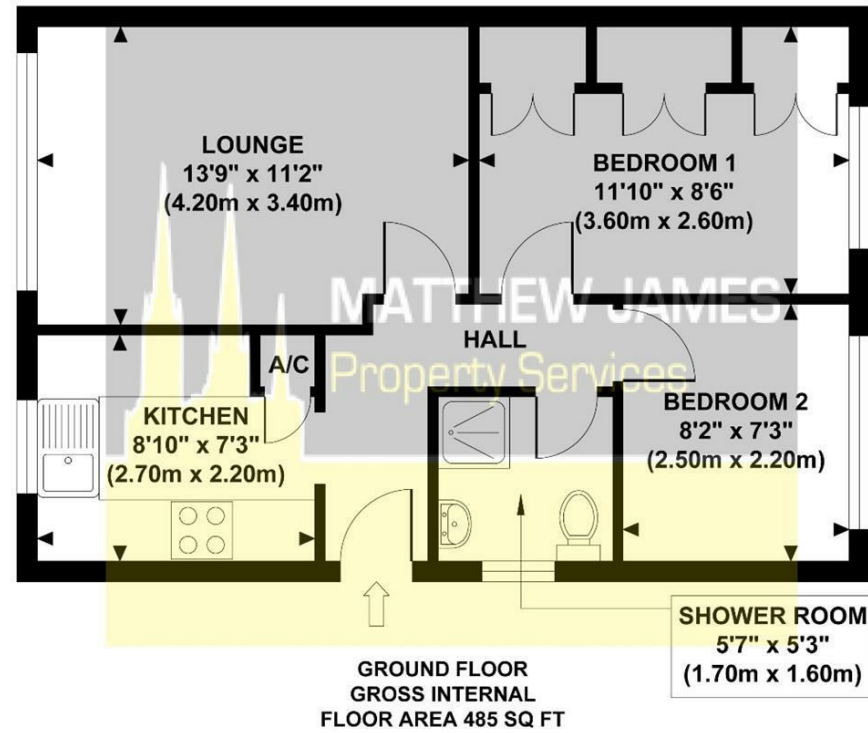


**MATTHEW JAMES**  
Property Services

Floor Plan

**WOODCRAFT CLOSE**

Approximate Gross Internal Area 485 sq ft / 45.0 sq m

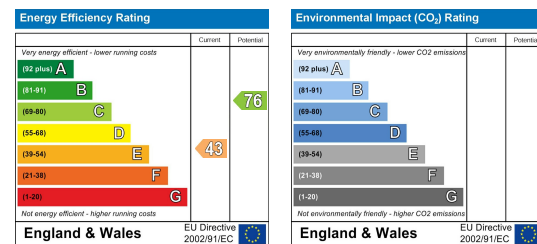


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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.



**1 Woodcraft Close**

Tile Hill, Coventry CV4 9EG

Guide Price £80,000



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# 1 Woodcraft Close

Tile Hill, Coventry CV4 9EG

Guide Price £80,000



## Front Garden

Laid mainly to lawn with planted borders and paved pathway that leads to the PVCu double glazed front door and into the:

## Entrance Hallway

Having doors leading off to:

## Kitchen

8'10 x 7'3

Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, built-in cupboard housing the hot water tank, built-in oven, hob and and extractor over, space and plumbing for a washing machine, space for an under counter fridge, space and plumbing for an under counter freezer or dishwasher and tiling to all splash prone areas.

## Lounge

13'9 x 11'2

Having a PVCu double glazed window to the rear elevation, feature fireplace with hearth, mantle and surround.

## Bedroom One

11'10 x 8'6

Having a PVCu double glazed window to the front elevation and built-in timber wardrobe to the one wall.

## Bedroom Two

8'2 x 7'3

Having a PVCu double glazed window to the front elevation

## Shower Room

5'7 x 5'3

Having a PVCu double obscure glazed window to the side elevation, walk-in shower enclosure, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

## Rear Garden & Storage Shed

Having a fenced perimeter. There is also a brick built storage shed to the rear of the property.

