

Road Map



Hybrid Map



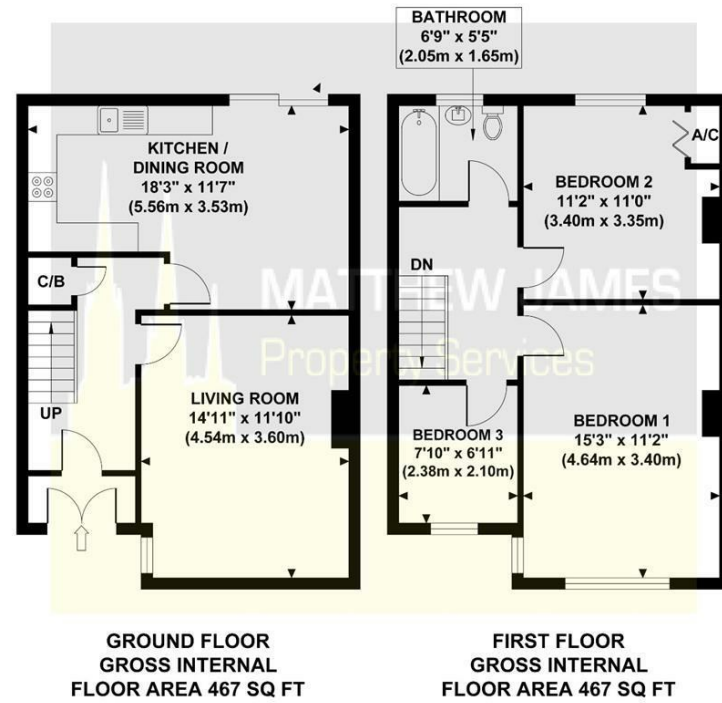
Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

**5 SEDGEMOOR ROAD**  
Approximate Gross Internal Area 934 sq ft / 86.80 sq m

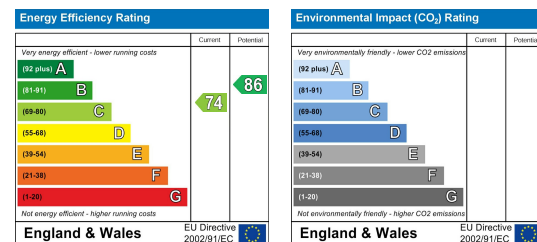


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.



**5 Sedgemoor Road**  
Stonehouse Estate, Coventry CV3 4ED

£210,000



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# 5 Sedgemoor Road

Stonehouse Estate, Coventry CV3 4ED

£210,000



## Front Garden

Having tiered and planted borders, lawn and steps that lead through double doors into the:

## Storm Porch

Having a glazed door that leads to the:

## Entrance Hallway

Having stairs that lead off to the first floor, under stairs storage cupboard and doors leading off to:

## Living Room

14'11 x 11'10

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

## Kitchen / Dining Room

18'3 x 11'7

Being of open plan design with double glazed window to the rear elevation, sliding patio doors and a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space and plumbing for a dishwasher and tiling to all splash prone areas.

## First Floor Landing

Having balustrade, access to the loft area (part boarded and lighting) and doors leading off to:

## Bedroom One

15'3 x 11'2

Having a double glazed window to the front elevation.

## Bedroom Two

11'2 x 11'0

Having a double glazed window to the rear elevation, airing cupboard housing the Worcester central heating boiler.

## Bedroom Three

7'10 x 6'11

Having a double glazed window to the front elevation.

## Family Bathroom

6'9 x 5'5

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

## Rear Garden

## Garage

22'10 x 8'1

Having up and over door to the rear elevation, pedestrian side door, power and lighting.

