



129 Mary Slessor Street, Coventry, CV3 3BE
Offers Around £219,995

THREE BEDROOMS... MASTER EN-SUITE... CORNER PLOT... OFF ROAD PARKING... NO UPWARD CHAIN... JACUZZI BATHROOM... TWO RECEPTION ROOMS... GREAT LOCATION. Located in the heart of Willenhall, this lovely three bedroom semi detached property is perfect for those that need to be close to all amenities, main bus routes and motorway links. Briefly comprising of an entrance hallway, ground floor cloak room, living room, dining room, conservatory, kitchen, three bedrooms, master en-suite, family bathroom with 'Jacuzzi' bath and being on a corner plot allows for ample off road parking. Being available also with 'NO UPWARD CHAIN' this property needs to be viewed to appreciate what is being offered for sale. Call us now to book your immediate viewing.

Front Garden

Being block paved with decorative walling to the perimeter and having decorative double iron gates that provides off road parking accessed via a dropped kerb. There are also planted borders, small lawned area and pedestrian gate that leads to the rear garden area.

Entrance Hallway

Having door that leads to the living room and door off to the:

Lounge

15'9 x 13'1 (4.80m x 3.99m)

Having a PVCu double glazed bay window to the front elevation, PVCu double glazed window to the side elevation, stairs lead off to the first floor and a further door leads to the:

Dining Room

10'9 x 7'0 (3.28m x 2.13m)

Having a PVCu double glazed door that leads off to the conservatory and further door that leads to the:

Kitchen

9'11 x 8'4 (3.02m x 2.54m)

Having a range of wall, base and drawer units with roll top work surface over, space for a fridge freezer, space and plumbing for a washing machine, integrated oven with four ring gas hob and extractor over, storage cupboard off and tiling to all splash prone areas.

Conservatory

8'3 x 6'1 (2.51m x 1.85m)

Being of PVCu double glazed design with French doors that lead off to the rear garden area.

First Floor Landing

Having storage cupboard off, access to the loft area and doors leading off to:

Master Bedroom

12'1 x 9'6 (3.68m x 2.90m)

Having a PVCu double glazed window to the front elevation, built-in up and over bed storage, further storage cupboard and door that leads to the:

Master En-Suite

6'1 x 6'1 (1.85m x 1.85m)

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

Bedroom Two

8'11 x 7'0 (2.72m x 2.13m)

Having a PVCu double glazed window to the rear elevation.

Bedroom Three

7' x 6'8 (2.13m x 2.03m)

Having a PVCu double glazed window to the rear elevation and fitted wardrobes to the one wall.

Family Bathroom

6'1 x 5'5 (1.85m x 1.65m)

Having a PVCu double obscure glazed window to the side elevation, a corner jacuzzi bath, pedestal wash hand basin, low level flush WC and tiling to all splash prone areas.

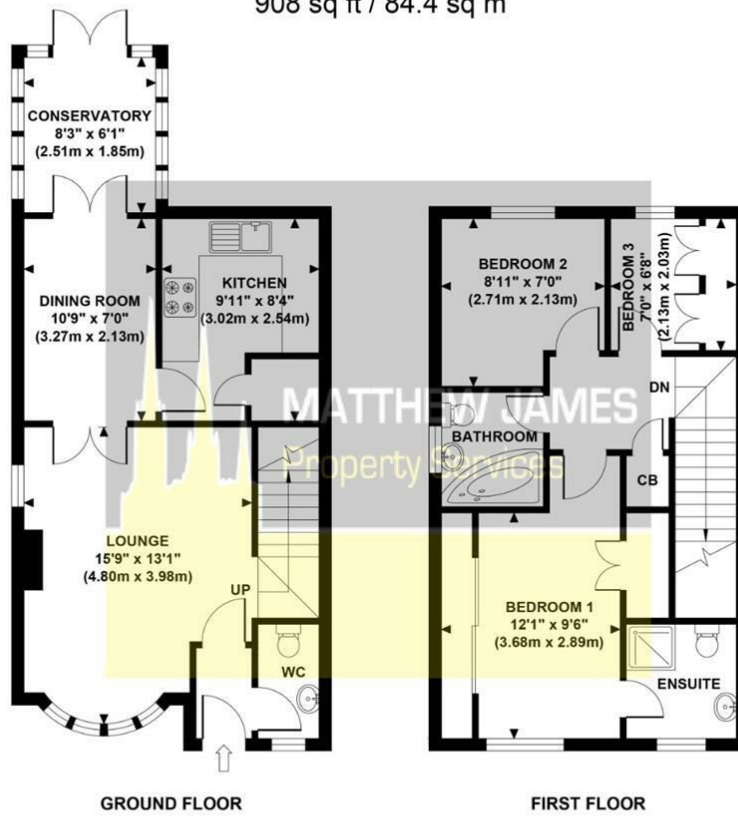
Rear Garden

Being fenced with mature planted borders, paved patio area, outside tap, area for a garden shed and gated access to the front elevation.

Floor Plan

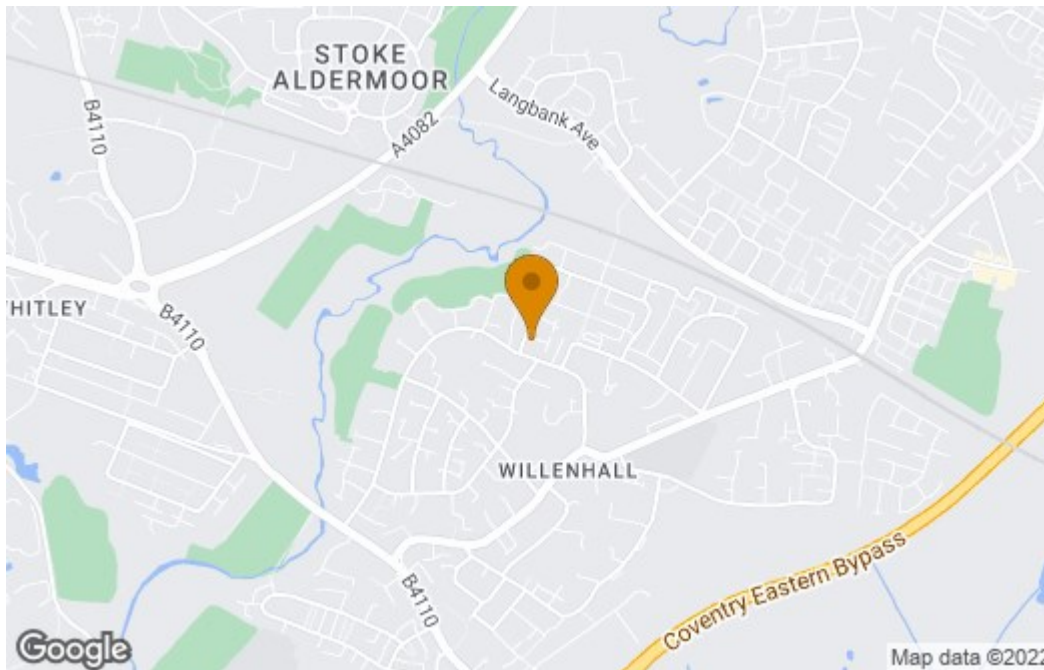
MARY SLESSOR STREET

Approximate Gross Internal Area
908 sq ft / 84.4 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

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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