

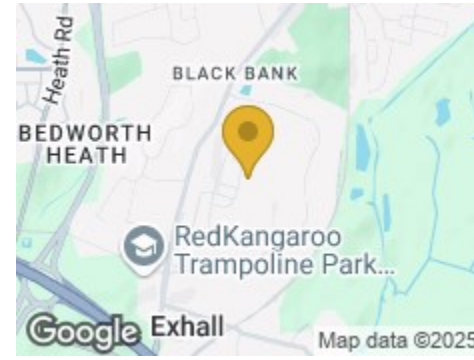
Road Map



Hybrid Map



Terrain Map

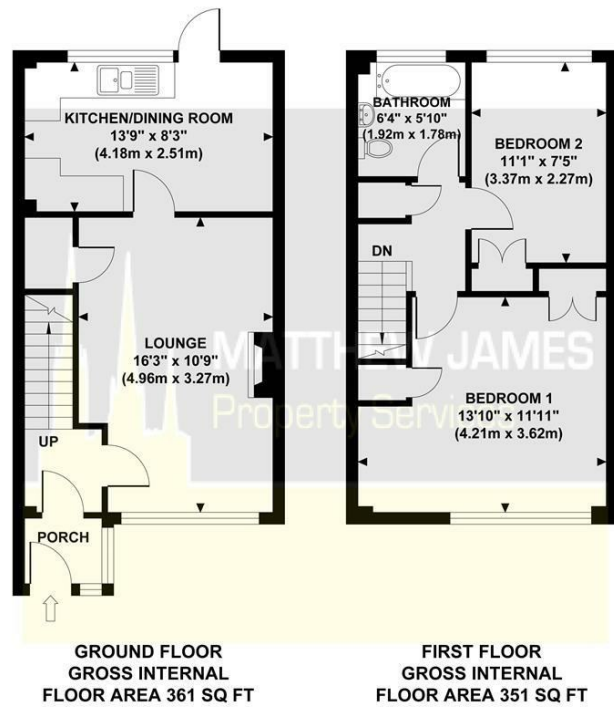


**MATTHEW JAMES**  
Property Services

Floor Plan

**DEVORAN CLOSE**

Approximate Gross Internal Area 712 sq ft / 66.0 sq m

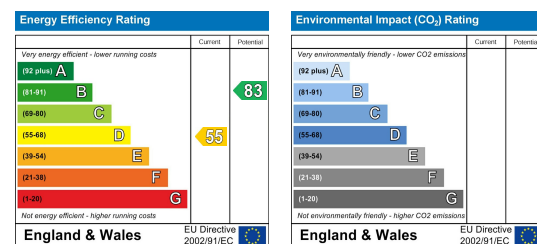


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

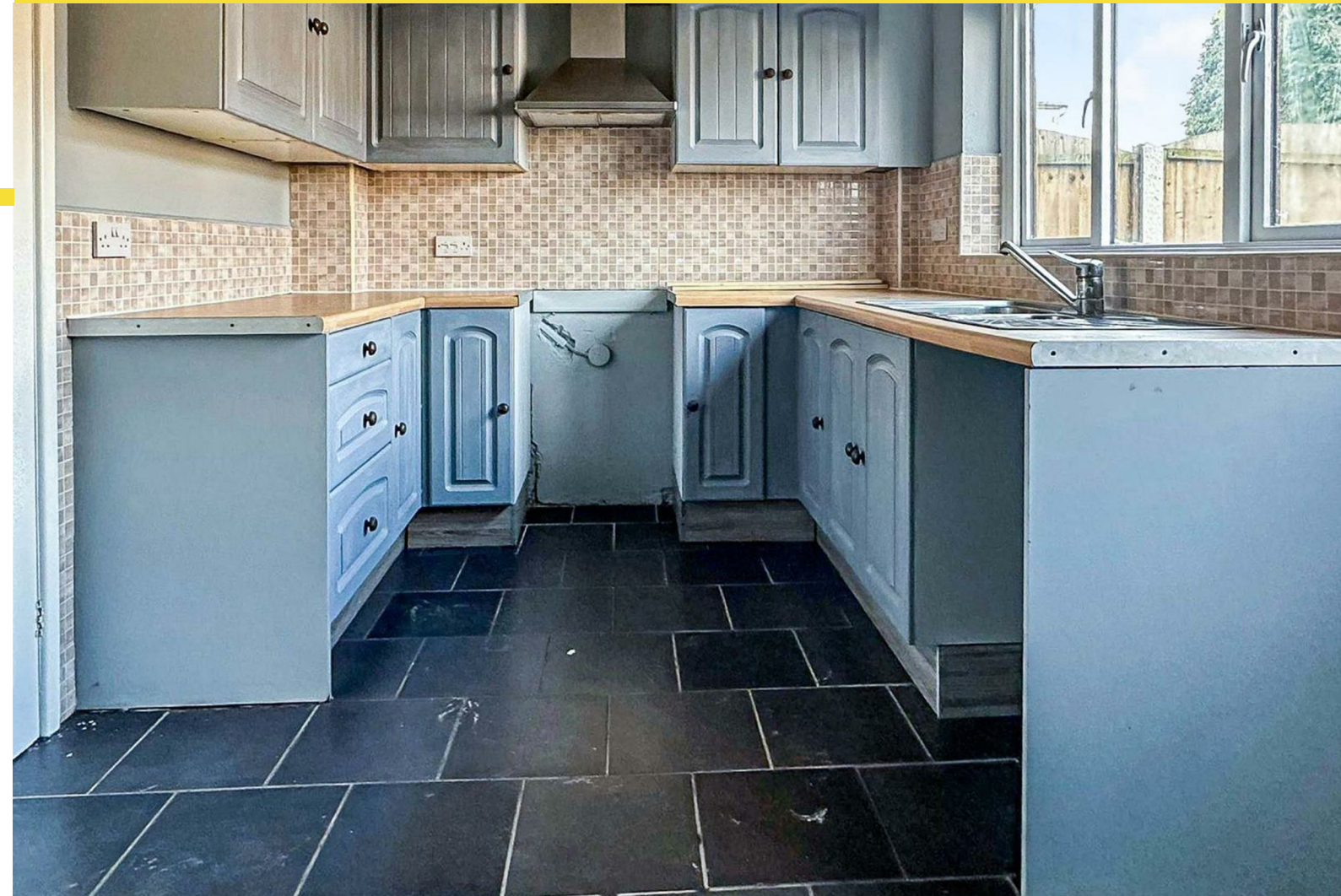
Viewing

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.



**3 Devoran Close**

Exhall, Coventry CV7 9NP

£168,000



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# 3 Devoran Close

Exhall, Coventry CV7 9NP

£168,000



## Front Garden

Laid mainly to lawn with paved pathway that leads to the:

## Storm Porch

Having a PVCu double glazed door to the front elevation, window to the side elevation and further door that leads to the:

## Entrance Hallway

Having stairs off to the first floor and door that leads to the:

## Lounge Dining Room

16'3 x 10'9

Having a PVCu double glazed window to the front elevation, feature fireplace with hearth, mantle and surround with inset electric 'flame effect' fire. A further door leads to the:

## Kitchen Dining Room

13'9 x 8'3

Having a window and door to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space for a fridge freezer, space for a cooker with extractor over and tiling to all splash prone areas. There is also space for a table and chairs.

## First Floor Landing

Having balustrade, airing cupboard housing the water heater, access to the loft area and doors leading off to:

## Bedroom One

13'10 x 11'11

Having a double glazed window to the front elevation and built-in storage.

## Bedroom Two

11'11 x 7'5

Having a double glazed window to the rear elevation and built-in storage.

## Family Bathroom

6'4 x 5'10

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

## Rear Garden

Having fenced perimeter, paved pathway and patio area and a pedestrian gate to the rear that leads to the front elevation and the:

## Garage

Not Measured and en-bloc.

