

Road Map



Hybrid Map



Terrain Map

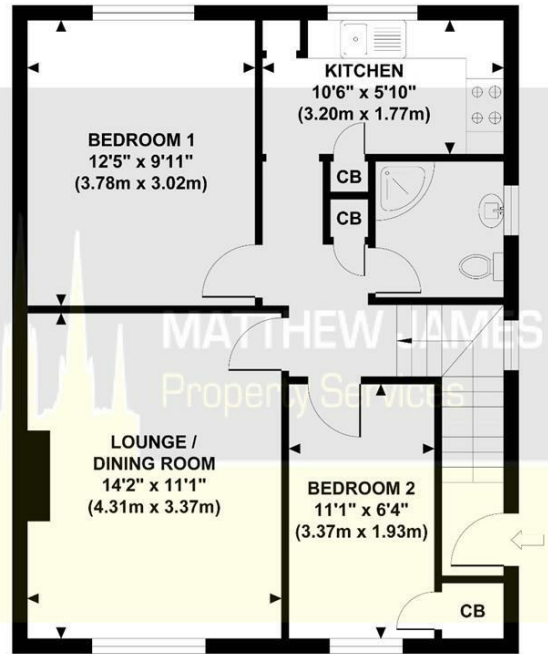


MATTHEW JAMES
Property Services

Floor Plan

20 MALAM CLOSE

Approximate Gross Internal Area 558 sq ft / 51.80 sq m



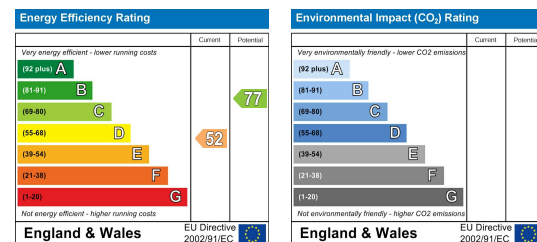
**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 558 SQ FT**

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.



20 Malam Close

Tile Hill, Coventry CV4 9DQ

Offers Over £90,000



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Approach

Accessed via a paved pathway that leads to the front door having a step up and into the:

Entrance Hallway

Having stairs up that lead to the first floor with PVCu double glazed window to the side elevation, access to a loft area (accessed via a drop down ladder with lighting and boarding across the whole area of the property), cupboard and doors that lead off to:

Lounge Dining Room

14'2 x 11'1

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

Bedroom One

12'5 x 9'11

Having a PVCu double glazed window to the rear elevation.

Bedroom Two

11'1 x 6'4

Having a PVCu double glazed window to the front elevation with over stairs storage cupboard..

Family Shower Room

6'7 x 6'7

Being newly renovated and having a PVCu double obscure glazed window to the side elevation, walk-in shower enclosure with Triton T80z shower over, low level flush WC, wash hand basin and modern tiling to all splash prone areas.

Kitchen

10'6 x 5'10

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 cooker with electric hob over, space and plumbing for a washing machine, space for a larger fridge and tiling to all splash prone areas.

Rear Garden

Accessed via a paved pathway and having fenced perimeter providing a private garden area.

Garage

(Not Measured) Located en-bloc at the end of the cul-de-sac and on the end of a row of four. In need of some repairs and having an up and over door.

