



## 633 Sewall Highway Wyken, Coventry, CV6 7JE

South Facing Garden...End Terraced...Two Double Bedroom & Loft Room...Traditional Kitchen / Diner... Utility Room...Excellent Schools and Local Amenities... Located in the very popular area of Wyken, Matthew James are delighted to offer this traditional property for sale. With highly regarded schools and local amenities just a short walk away, its a great location for families. University Hospital is just a few minutes' drive and the property has easy access to all major road networks, making that commute a little easier.

The property just oozes charm with its traditional features from original flooring in the entrance hallway to the solid wood kitchen and Belfast sink... The front lounge is the perfect place to relax with its feature fireplace and cosy homely feel. Continue through to the delightful kitchen / diner which is flooded with natural daylight from its south facing position - the handy utility room is home to the gas combination boiler and is the perfect place for the washing machine and that huge fridge / freezer ...

Head upstairs to the first floor which consists of two double bedrooms, one to the front aspect and one to the rear, the loft space has been converted with staircase and is an ideal office space. The family bathroom is fitted with a modern suite, with shower over bath and completes the first floor.

**£179,995**

# 633 Sewall Highway

Wyken, Coventry, CV6 7JE



- End Of Terrace
- Loft Room
- EPC D
- Two Double Bedrooms
- PVCu Double Glazed
- Council Tax Band A
- South Facing Garden
- Gas Central Heating

## Front Garden

## Loft Room

## Entrance Hallway

## Rear Garden

## Lounge

13'7 x 11'2 (4.14m x 3.40m)

## Breakfast Kitchen

14'1 x 8'11 (4.29m x 2.72m)

## Utility Room

5'6 x 4'4 (1.68m x 1.32m)

## Bedroom One

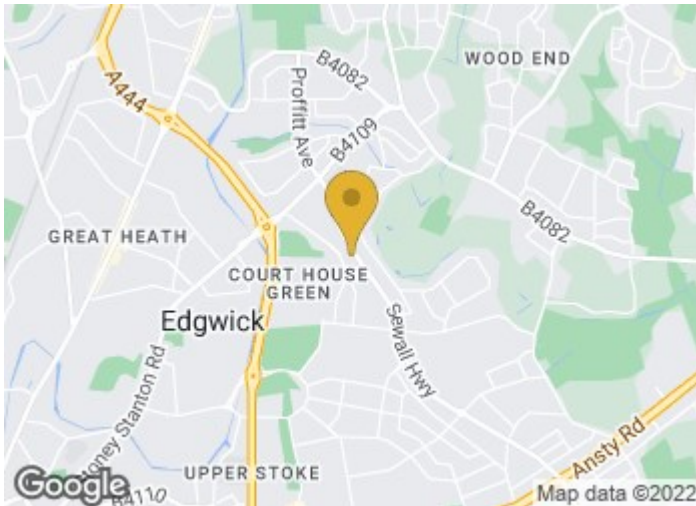
12'6 x 14'2 (3.81m x 4.32m)

## Bedroom Two

10'1 x 8'5 (3.07m x 2.57m)

## Family Bathroom

5'7 x 5'4 (1.70m x 1.63m)

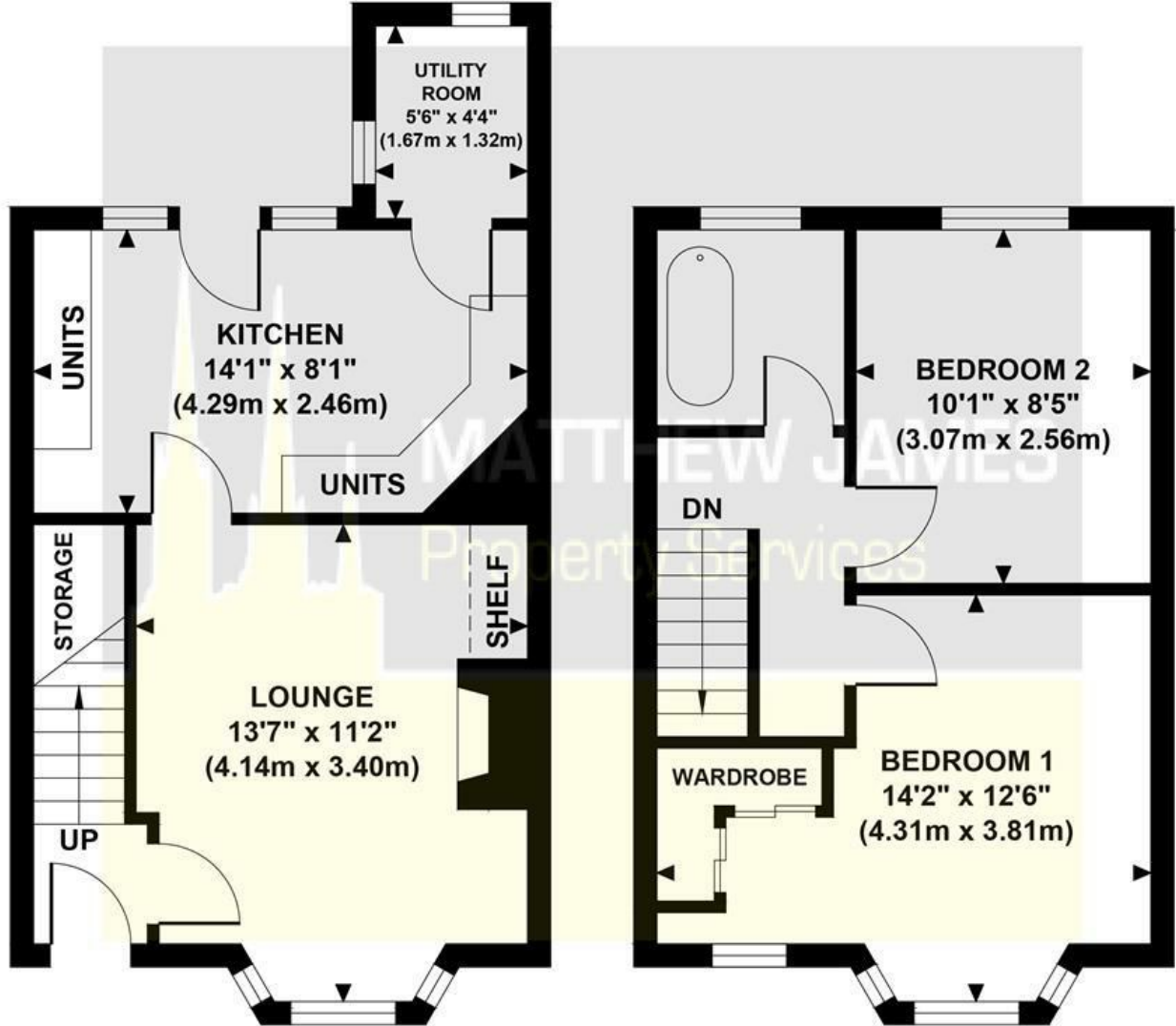


## Directions



# SEWALL HIGHWAY

Approximate Gross Internal Area: 614 sq ft / 57.0 sq m

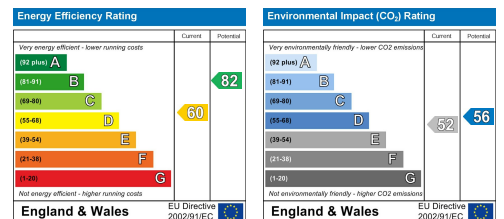


**GROUND FLOOR**

**FIRST FLOOR**

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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