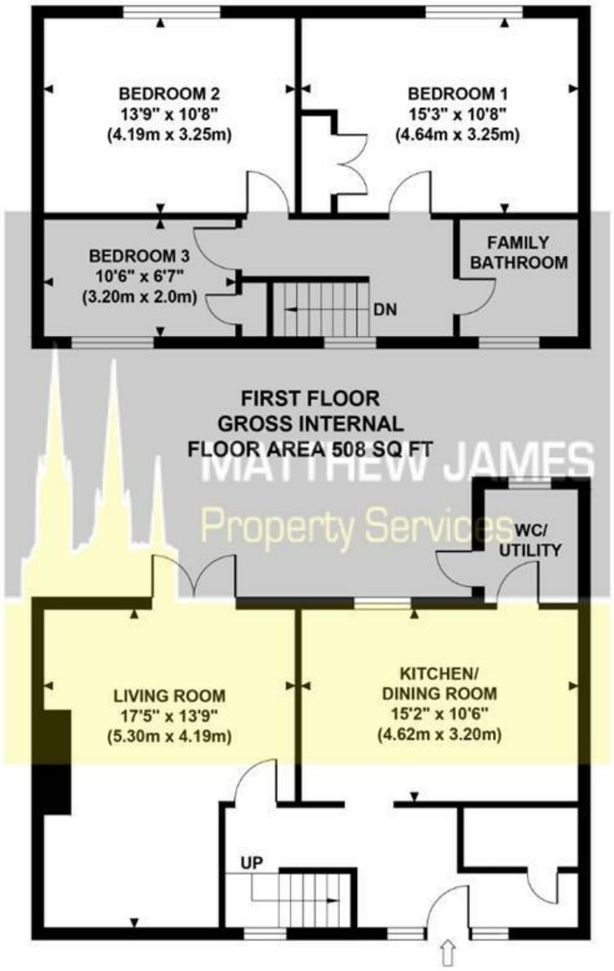
Floor Plan

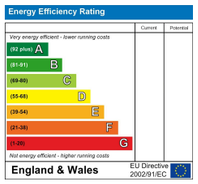
FRANKLIN GROVE

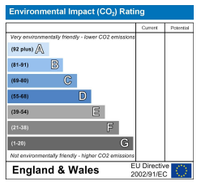
Approximate Gross Internal Area 1051 sq ft / 97.64 sq m



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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MATTHEW JAMES
Property Services

10 Franklin Grove

Tile Hill, Coventry CV4 9JQ

THREE DOUBLE BEDROOMS... BEAUTIFUL DECOR THROUGHOUT... OPEN PLAN KITCHEN DINING ROOM... GROUND FLOOR WC AND UTILITY ROOM... LARGER THAN AVERAGE REAR GARDEN... RENOVATED THROUGHOUT... NO CHAIN! Located in the quiet open cul-de-sac of Franklin Grove, this property needs to be viewed to appreciate the the amount of work that has gone into making this property beautiful throughout.

Briefly comprising of recently installed double glazing throughout and Vaillant gas central heating boiler, open plan hallway with storage off, open plan kitchen dining room, ground floor WC and utility room, living room, three double bedrooms, modern family bathroom and lovely, larger than average rear garden. Being sold with NO UPWARD CHAIN, this property is already to go and would be perfect for those that are looking for their next family home, investment or those looking for a quiet location. Located close to local shops, junior and senior schools and a main bus route into Coventry City Centre. Call us now to book your immediate viewing, walk round video also available.

EPC is currently being updated to reflect the improvements done by owner occupier over the last five years.

£199,995

10 Franklin Grove

Tile Hill, Coventry CV4 9JQ

3 1 1

- THREE DOUBLE BEDROOMS
- RECENTLY RENOVATED THROUGHOUT
- MODERN FAMILY BATHROOM
- QUIET LOCATION
- NO UPWARD CHAIN!
- OPEN PLAN KITCHEN DINING ROOM
- LARGER THAN AVERAGE REAR GARDEN
- BEAUTIFUL THROUGHOUT
- GROUND FLOOR WC AND UTILITY ROOM
- FIRST TO SEE WILL BUY!

Front Garden

Entrance Hallway

Open Plan Kitchen Dining Room
15'02" x 10'6" (4.62m x 3.20m)

Utility Cloakroom
6'0" x 4'11" (1.83m x 1.52m)

Living Room
17'15" max x 13'09" max (5.18m max x 4.19m max)

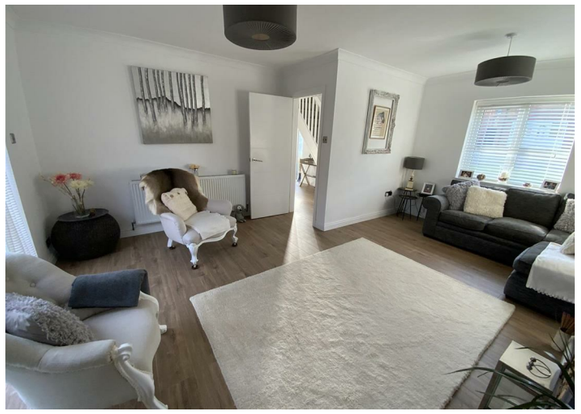
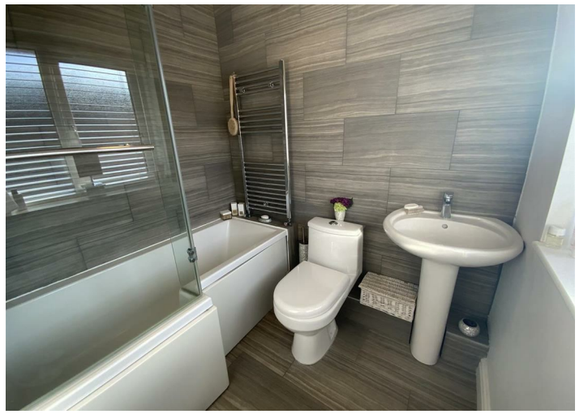
First Floor Landing

Bedroom One
15'03" x 10'08" (4.65m x 3.25m)

Bedroom Two
13.09" x 10'08" (3.96m.2.74m x 3.25m)

Bedroom Three
10'06" max x 6'7" (3.20m max x 2.01m)

Family Bathroom
6'6" x 6'5" (1.98m x 1.96m)

Rear Garden

Directions