



33 Perrins Gardens

Weavers Wharf, Coventry, CV6 7PS

Immaculate Throughout...Cul De Sac Location...Three Bedrooms...Master En Suite...Downstairs WC...Kitchen / Diner...Off Road Parking...Great Size Rear Garden... Freehold...EPC Rating B. This stunning property is nestled on the Weavers Wharf Development in the Little Heath area in Coventry. Modern and cosy, it's ready to move in and create your new home.

To the ground floor the entrance porch leads through to a spacious living room, open plan kitchen / dining room with French doors taking you out to the rear garden area. The property also benefits from a handy downstairs, and the remainder of the new build warranty.

Head upstairs to the first floor, the master bedroom to the front is en-suite and there are two further bedrooms to the rear. The family bathroom completes the internal accommodation.

Outside to the front, off road parking is provided by the hardstanding driveway. The rear garden can be accessed via the side gate or kitchen and is a good size. With a patio area and laid with luscious lawn - it caters for everyone to enjoy.

Offers In The Region Of £239,995

33 Perrins Gardens

Weavers Wharf, Coventry, CV6 7PS



- Beautifully Presented Throughout
- Delightful Rear Garden
- EPC Rating B
- Master EnSuite
- Off Road Parking
- Council Tax Band B
- Cul De Sac Location
- Built in 2018

Ground Floor

Entrance Hallway

Cloakroom

Lounge

14'3" x 12'1" (4.35 x 3.69)

Kitchen Diner

15'4" x 8'9" (4.68 x 2.69)

First Floor

Master En Suite

11'11" x 9'6" (3.65 x 2.90)

Bedroom Two

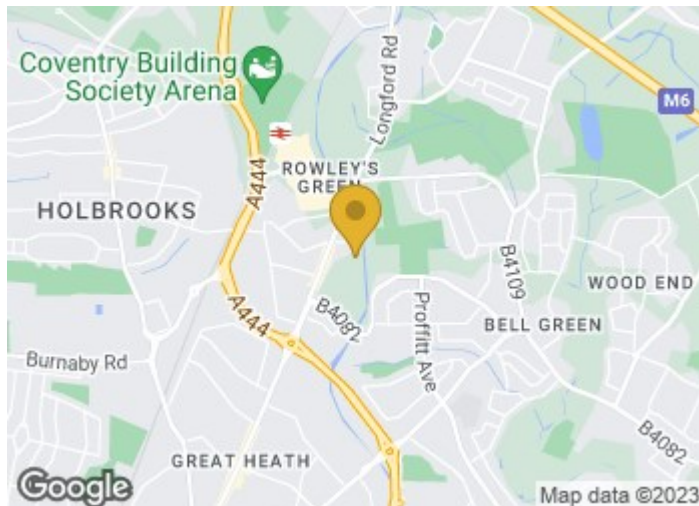
9'6" x 9'2" (2.90 x 2.81)

Bedroom Three

7'7" x 5'10" (2.32 x 1.78)

Family Bathroom

6'1" x 5'11" (1.86 x 1.81)

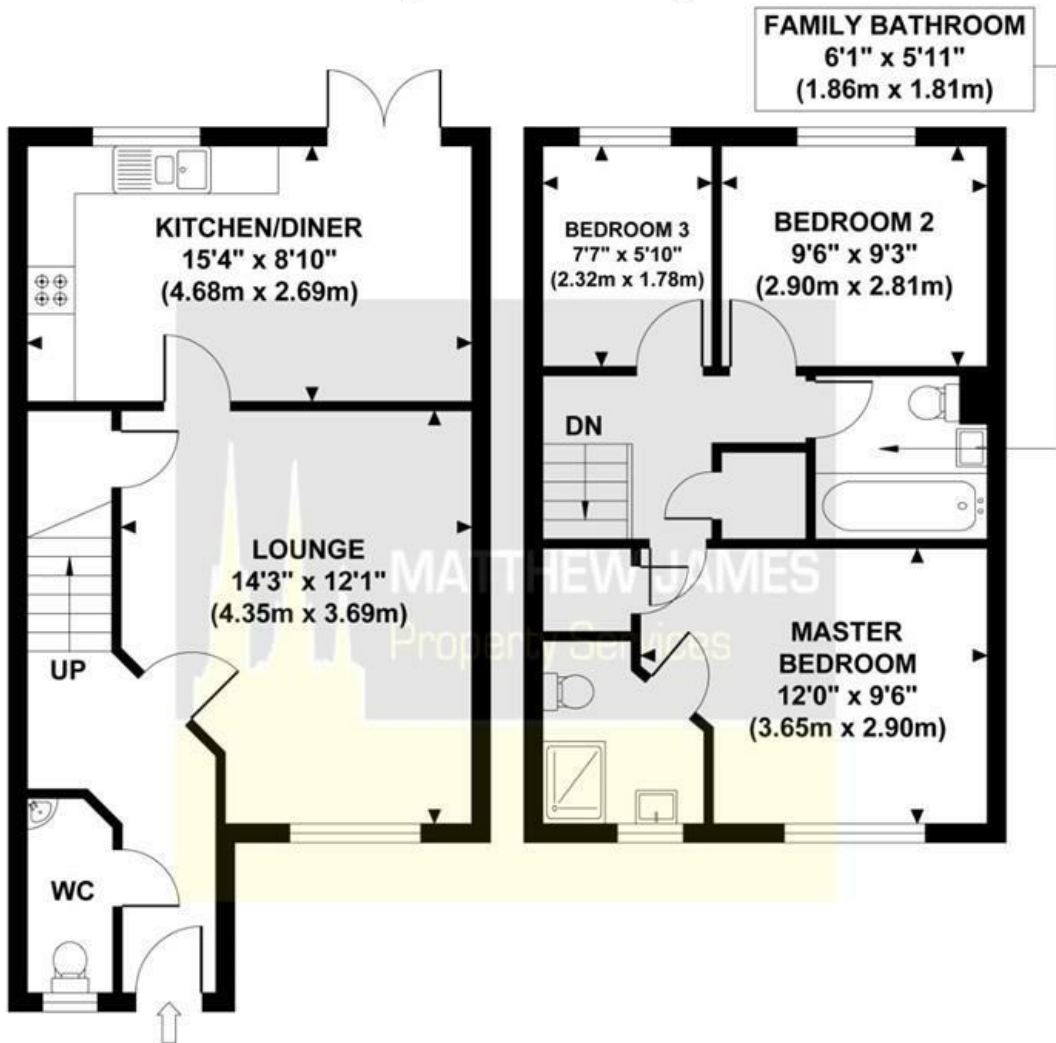


Directions



PERRINS GARDENS

Approximate Gross Internal Area
757 sq ft / 70.40 sq m



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 397 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 360 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 mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards. GB PRO PHOTOS

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.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| | Current | Potential | | Current | Potential |
| <p>Most energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | | <p>Most environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

CONTACT INFORMATION

📍 24a Warwick Row, Coventry CV1 1EY

☎ 02477 170170

✉ info@matthewjames.uk.com

🌐 www.matthewjames.uk.com

📘 Facebook

🐦 Twitter