



MATTHEW JAMES

Property Services



10 Dorothy Powell Way, Coventry, CV2 2TN

Offers Over £200,000

MODERN SEMI DETACHED PROPERTY... BEAUTIFULLY PRESENTED... TWO DOUBLE BEDROOMS... SOUGHT AFTER LOCATION... DRIVEWAY... NO CHAIN... Viewing of this property is highly recommended. Located in the popular Walsgrave area in a quiet cul de sac with access to plenty of local supermarkets, schools, amenities and bus routes. Excellent links to motorways including M6, M1 and M69 and surrounding the property there are open fields which are ideal for nice walks. This property would be the perfect home for first time buyers or a family and would also make a great investment purchase as the university hospital is within walking distance. Accommodation comprises of entrance hallway, large lounge/dining room, modern fitted kitchen with built in appliances. To the first floor there are two generous size bedrooms one with built in wardrobes and a modern refitted family bathroom. Also benefiting from full redecoration and new carpets to stairs and landing. Outside the property there is an impressive driveway with off road parking for two cars and side gated access to the rear garden with lawn, paved and patio areas. IMMEDIATE VACANT POSSESSION DONT MISS OUT CALL TO VIEW

Front of Property

Double width blocked paved driveway providing off road parking, part laid lawn with a beautiful cherry blossom tree and access to the front door.

Entrance Doorway

With PVCu canopy over and door leading into:

Hallway

With laminate flooring and gas central heating radiator, cupboard under the stairs which lead to the first floor accommodation and doors into:

Kitchen

9'1 x 6'5' (2.77m x 1.96m')

Having a PVCu double glazed window to the front elevation, a range of wall, base and drawer units with worktop surfaces over and wine rack feature.. Stainless steel single drainer sink unit with mixer tap and integrated stainless steel four ring gas hob with built in electric oven and extractor fan (less than 3 months old) space for fridge freezer and plumbing for washing machine. Tiled splashback and laminate flooring. Wall mounted cupboard housing 'Viessmann' gas fired combi boiler .

Lounge (Rear)

14' x 12'6' (4.27m x 3.81m')

With laminate flooring and gas central heating radiator. PVCu double glazed opening double French doors leading out to the rear garden.

First Floor Landing

With access to the loft space which is full boarded with a pull down loft ladder and doors leading off to:

Bedroom One (Rear)

8'3' x 12'6' (into wardrobes) (2.51m' x 3.81m' (into wardrobes))

With PVCu double glazed window to the rear elevation, central heating radiator, laminate flooring, inset ceiling spotlights and full height fitted wardrobes.

Bedroom Two (Front)

8'2' x 9'5' (2.49m' x 2.87m')

With PVCu double glazed window to the front elevation ,gas central heating radiator, laminate flooring and inset spotlights. Door to good size over stairs storage cupboard/ wardrobe.

Bathroom

With obscure double glazed window to the side elevation, modern suite comprising of panelled bath with mixer tap, wall mounted electric shower and adjacent screen, circular hand wash basin with mixer tap and WC. Chrome heated towel rail, extractor fan, modern tiled flooring and splashbacks.

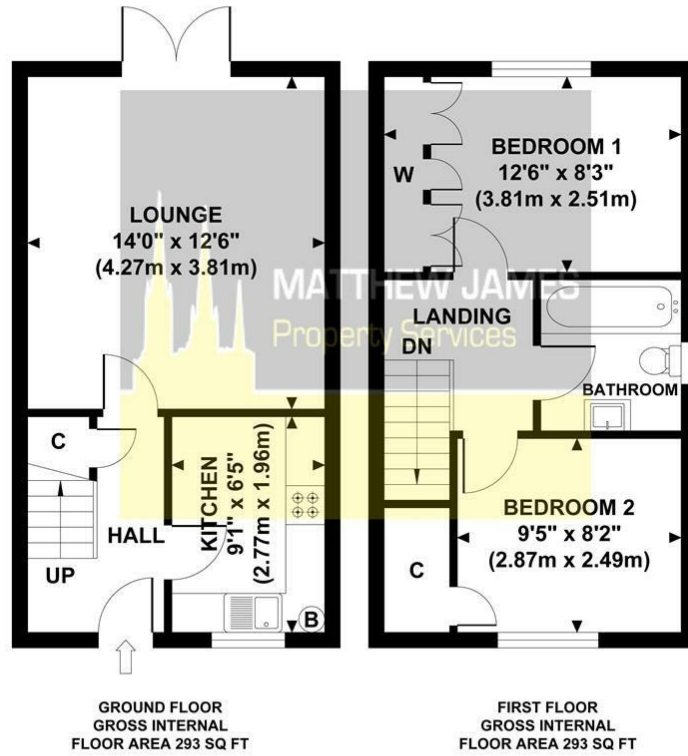
Rear of Property

Enclosed private rear garden with paved patio, outside tap, lawn , rear decked patio area and substantial garden shed. There is gated access to the side of the property.

Floor Plan

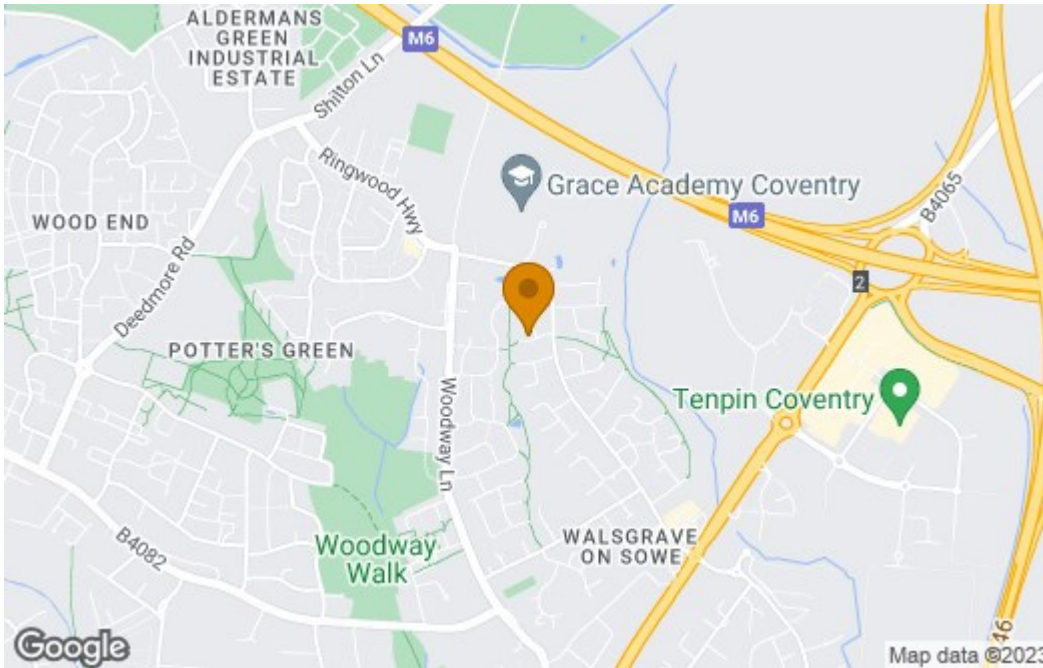
DOROTHY POWELL WAY

Approximate Gross Internal Area
602.77 sq ft / 56.0 sq m

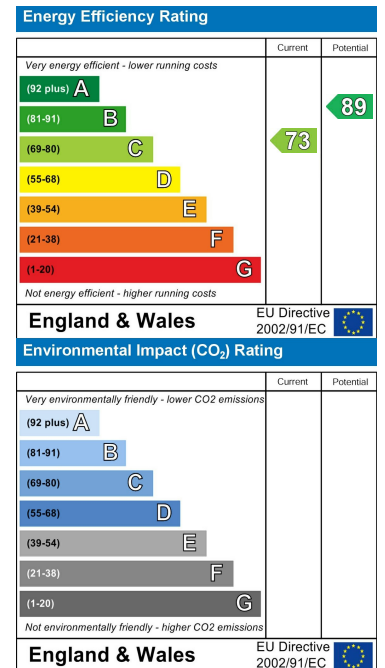


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards. GB PRO PHOTOS

Area Map



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.

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