

## Road Map



## Hybrid Map

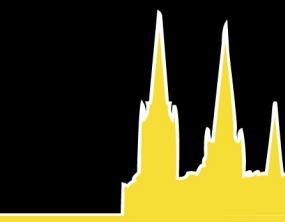


## Terrain Map

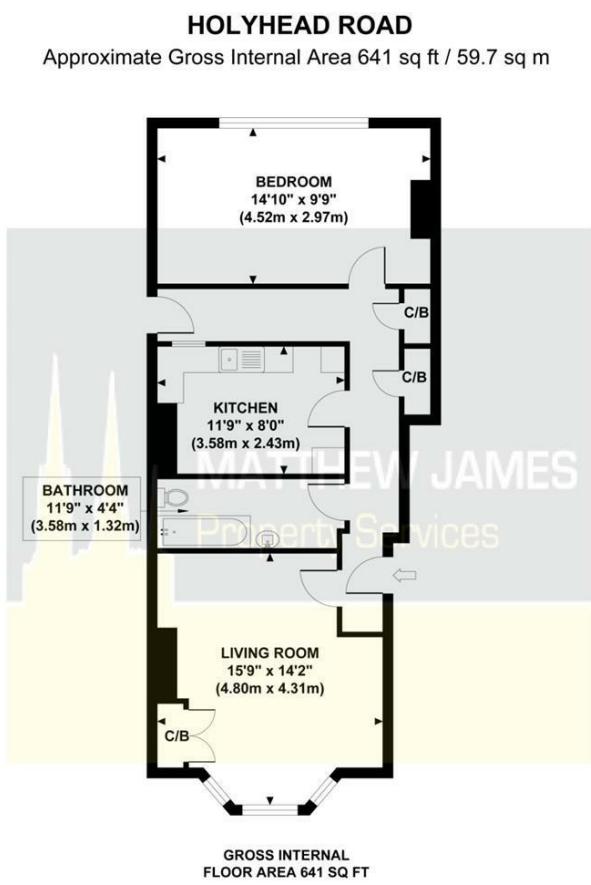


# MATTHEW JAMES

## Property Services



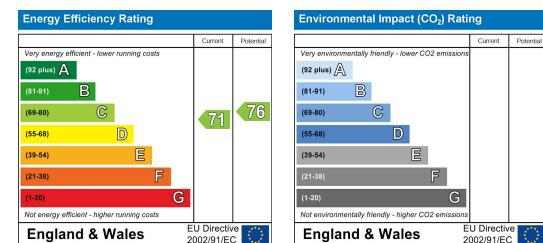
## Floor Plan



## 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.

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## 69A Holyhead Road

Lower Coundon, Coventry CV1 3AA

Offers Over £85,000



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## Front Garden

Having paved area and walled perimeter with steps leading to the:

Having a paved patio area, walled perimeter and pedestrian gate to the rear.

## Storm Porch

Secure access through the front door and into the:

## Communal Entrance Hallway

With front door off into the:

## Entrance Hallway

Having doors leading off to:

## Living Room

15'9 x 14'2

Having a double glazed stone bay window to the front elevation, wall mounted gas fire with meter storage cupboard to the one wall.

## Bathroom

11'9 x 4'4

Having a panel bath, low level WC, wash hand basin and tiling to all splash prone areas.

## Kitchen Dining Room

11'9 x 8'0

Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space for a table and chairs, space for a fridge freezer, space and plumbing for a washing machine and tiling to all splash prone areas.

## Double Bedroom

14'10 x 9'9

Having a PVCu double glazed window to the rear elevation.

## Rear Space

