



## 50 Watersmeet Road, Coventry, CV2 3HX

### £214,995

No Chain... Extended...Spacious Family Accommodation... Suitable for Wheelchair users... Four / Five Bedrooms... Ground Floor Wet Room... Separate Lounge... Dining Room... Family Shower Room ...Great Sized Kitchen... Huge Rear Garden Space... Garage... Matthew James is delighted to offer this fabulous property for sale - which really must be viewed to appreciate the size and space it offers. Spread over three floors and benefitting from Gas Central Heating and PVCu windows, it's a great opportunity to put your personal stamp on and create a beautiful, spacious home.

The property is located in the ever popular Wyken area of Coventry and is in easy reach of really good local amenities and schools. The University Hospital and motorway links are minutes away....

On the ground floor, the property comprises of a good size lounge with feature fireplace to the front, a fitted kitchen to the rear with plenty of storage and space for those much needed appliances. The wet room is accessed off the hallway and also has a separate doorway into the rear room, which can be used as a bedroom or dining room. A large storage area completes the ground floor.

Head upstairs to the first floor and you'll find three bedrooms, two being double sized and the family shower room. Continue up to the second floor which has been fully converted with a dorma extension to provide another good sized bedroom.

Outside, the front garden area has been paved with a sweeping pathway to provide suitable access into the property for wheelchair users. The rear garden is very generous and fully enclosed. The garage sits at the

## **GROUND FLOOR**

### **Hallway**

### **Lounge**

15'11" x 10'8" (4.87 x 3.27)

### **Kitchen**

16'11" x 9'11" (5.18 x 3.04)

### **Dining / Bedroom Five**

11'3" x 9'10" (3.45 x 3.02)

### **Wet Room**

8'8" x 5'8" (2.66 x 1.75)

## **FIRST FLOOR**

### **Bedroom Two**

11'4" x 10'5" (3.47 x 3.20)

### **Bedroom Three**

13'2" x 9'11" (4.03 x 3.04)

### **Bedroom Four**

8'0" x 6'5" (2.46 x 1.98)

### **Family Shower Room**

5'8" x 5'7" (1.75 x 1.72)

## **SECOND FLOOR**

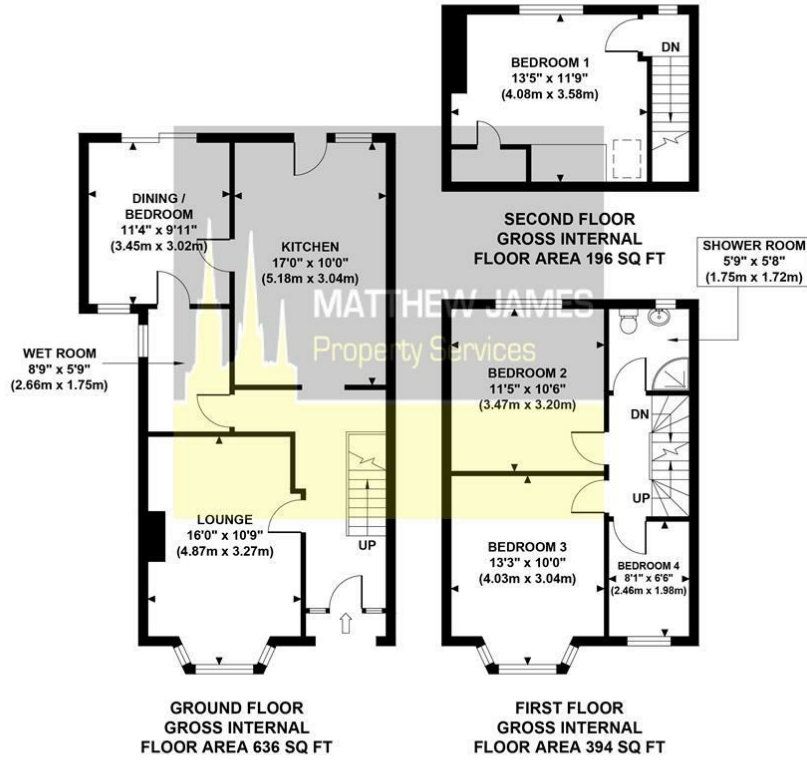
### **Bedroom One**

13'4" x 10'5" (4.08 x 3.20)

# Floor Plan

## WATERSMEET ROAD

Approximate Gross Internal Area 1226.00 sq ft / 113.90 sq m

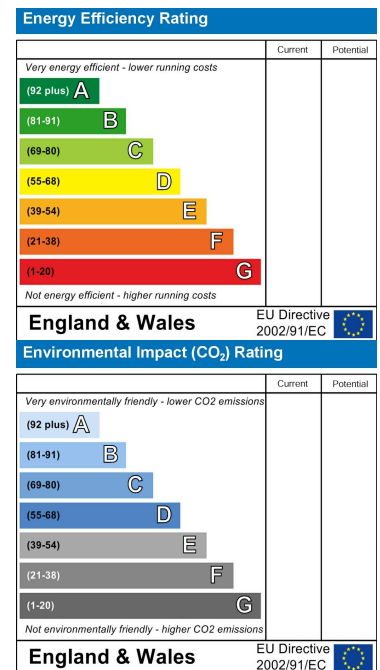


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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.

### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter