



# MATTHEW JAMES

## Property Services



## 36 Carroll Crescent, Coventry, CV2 3PX

### Offers Over £300,000

Stunning Townhouse, fully refurbished in the Stoke Heath area of Coventry

This immaculately refurbished property offers a seamless blend of modern sophistication and homely charm, finished to an exceptional standard by the current owners. Every detail has been thoughtfully considered, ensuring a lifestyle of comfort, quality, and style.

Step inside to discover a brand new kitchen, featuring Shaker-style cabinetry, upgraded oak worktops, a classic Belfast sink, and fully integrated appliances. This stylish space has been designed with both functionality and beauty in mind. A glass door floods the hallway with natural light, where the exquisite herringbone flooring flows effortlessly into the spacious lounge, enhanced by elegant panelling, and the upgraded conservatory. With a newly installed roof and fresh lighting, the conservatory now provides a light-filled dining space, perfect for year-round enjoyment.

On the first floor, you'll find two beautifully decorated bedrooms and a luxurious, newly fitted bathroom. Every detail has been upgraded, from the tiling and flooring to the new fixtures and fittings. Ascend to the second floor, where a versatile chill-out area leads to the stunning master bedroom, featuring a fully upgraded en-suite. Everything is brand new, including the shower, toilet, sink, vanity unit, flooring, tiling, and radiators, creating a spa-like retreat.

Externally, the property boasts a fully landscaped garden, complete with new artificial grass for low-maintenance living, a new shed for ample storage, and even water access to the garden for added convenience. The front of the property features a well-maintained, fenced garden and a private driveway with space for two cars, complete with an electric vehicle charging point.



## Front Approach



## Entrance Hall



## WC

### Kitchen

32'9"36'1" x 19'8"29'6" (10'11 x 6'9)



## Living Room

45'11"29'6" x 42'7"16'4" (14'9 x 13'5)



## Conservatory

36'1"9'10" x 29'6"9'10" (11'3 x 9'3)



## Bedroom One

42'7"16'4" x 36'1"0'0" (13'5 x 11'0)

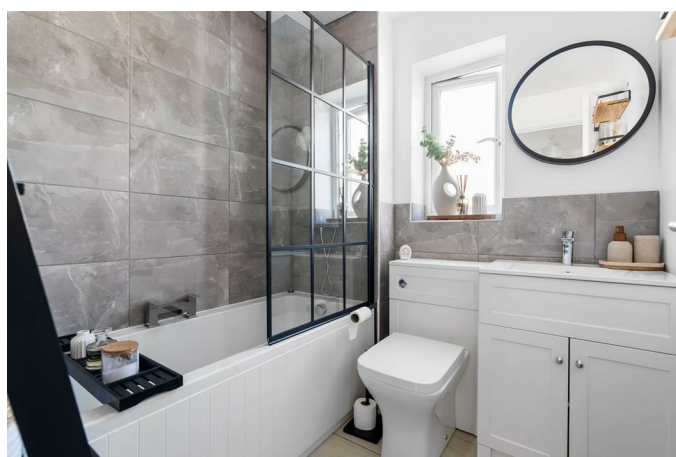


## Bedroom Two

39'4"26'2" x 19'8"36'1" (12'8 x 6'11)



## Bathroom



## En Suite

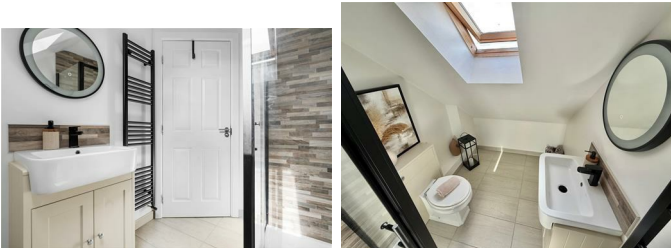
Landing



Master Suite  
59'0" x 22'11" x 42'7" x 16'4" (18'7 x 13'5)



En-Suite

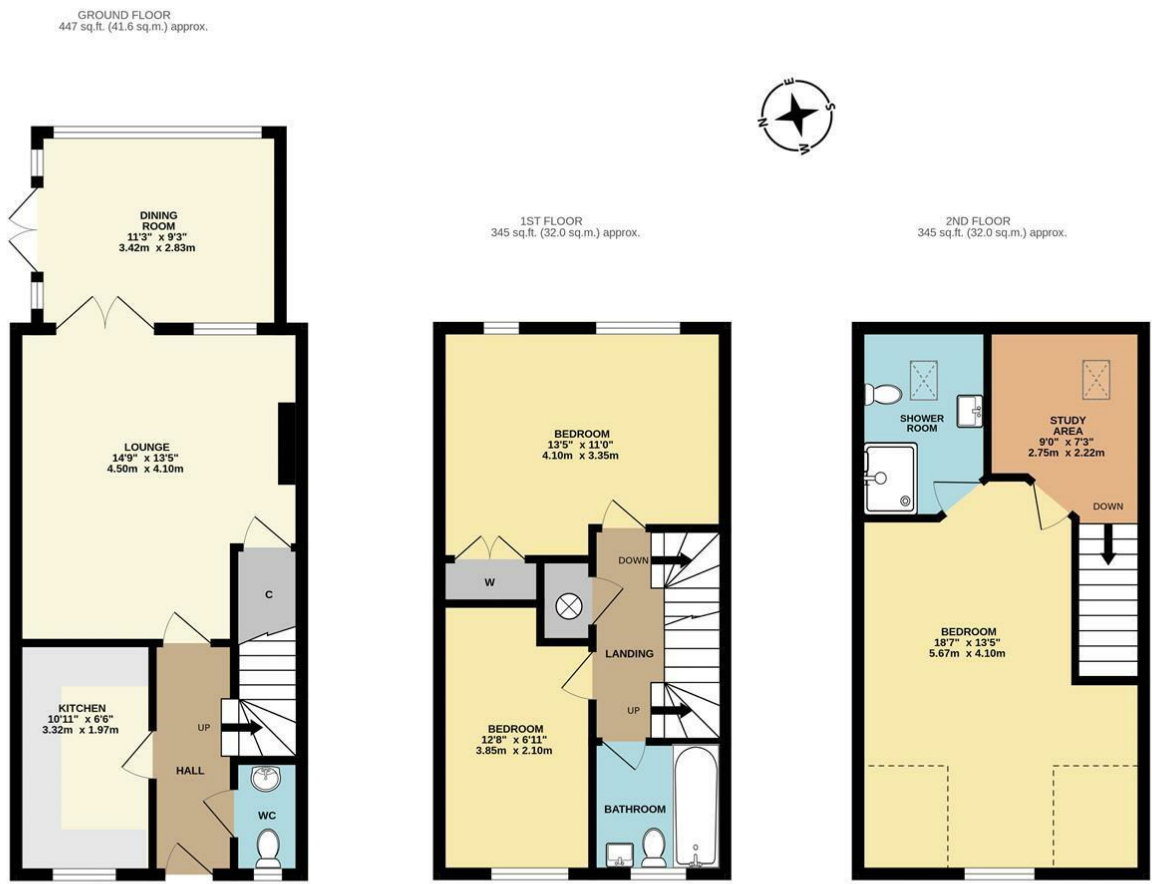


Rear Garden





Floor Plan

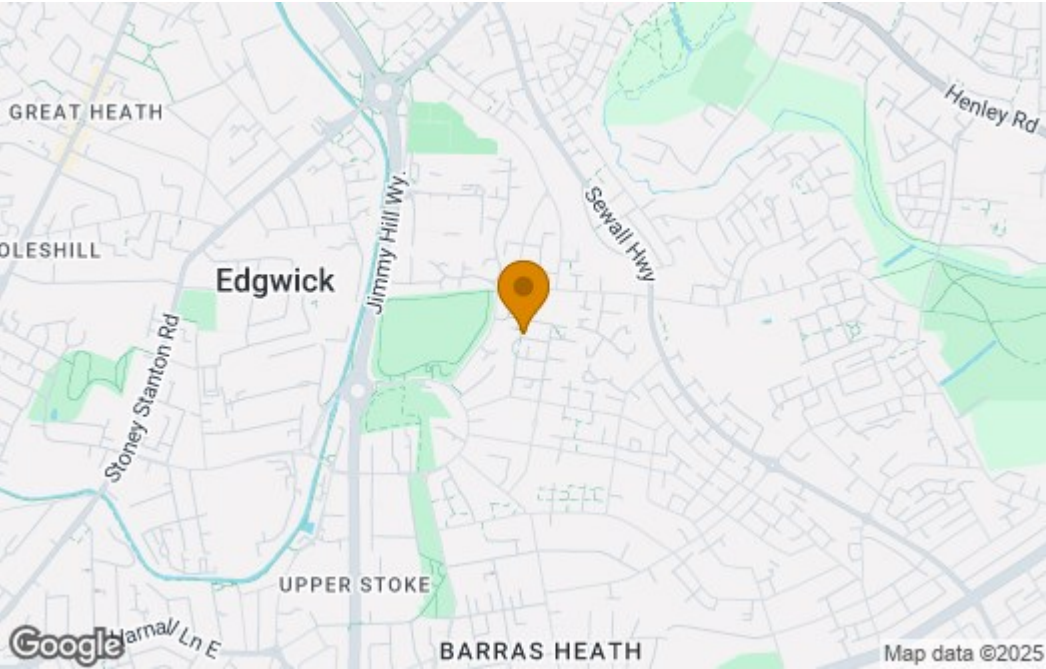


TOTAL FLOOR AREA : 1137 sq.ft. (105.6 sq.m.) approx.

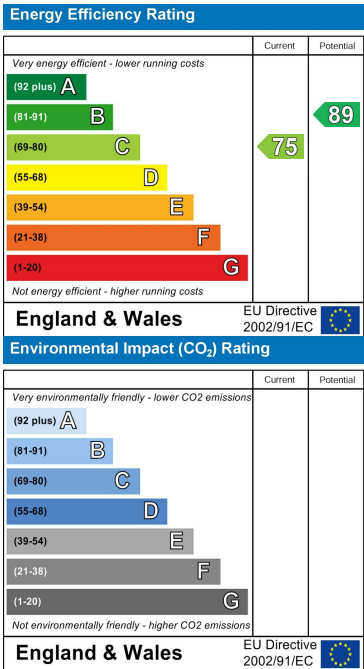
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY  
02477 170170

info@matthewjames.uk.com  
www.matthewjames.uk.com

Facebook  
Twitter