

Road Map



Hybrid Map



Terrain Map

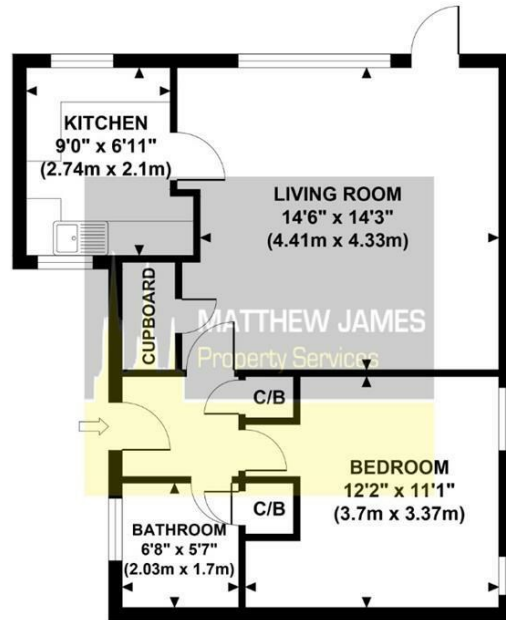


**MATTHEW JAMES**  
Property Services

Floor Plan

**BOSWELL DRIVE**

Approximate Gross Internal Area 508 sq ft / 47.20 sq m



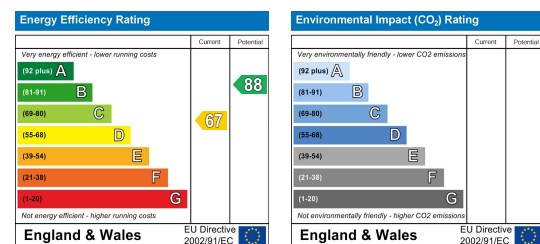
**GROSS INTERNAL FLOOR AREA 508 SQ FT**

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.

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.



**168 Boswell Drive**

Walsgrave On Sowe, Coventry CV2 2GW

£115,000



CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

# 168 Boswell Drive

Walsgrave On Sowe, Coventry CV2 2GW

£115,000



## Approach

The property is approached via a pedestrian walkway and accessed through the front door into the:

## Entrance Hallway

Having storage cupboard off and doors that lead off to:

## Living Room

14'6 x 14'3

Having double glazed windows and composite door to the rear elevation, storage cupboard and door that leads to the:

## Kitchen

9' x 6'11

Having double glazed windows to the front and rear elevation, a range of wall, base and drawer units with roll top work surface over. Space and plumbing for a washing machine, space for a fridge freezer, space for a cooker, tiling to all splash prone areas and wall mounted Worcester Bosch central heating boiler.

## Bedroom

12'2 x 11'1

Having raised double glazed window to the side elevation.

## Bathroom

6'8 x 5'7

Having a double obscure glazed window to the front elevation, panel bath with shower over, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

## Rear Garden

End of plot rear garden and is larger than most.

Currently laid to mixed paving slabs and gravel.

There is also an external storage cupboard and further access back to the front of the property.

## Other Information:

The property is FREEHOLD however there is an annual estate charge of £255.45 charge per annum to cover ground works / gardens. The EPC rating is 'D'.

