

Road Map



Hybrid Map



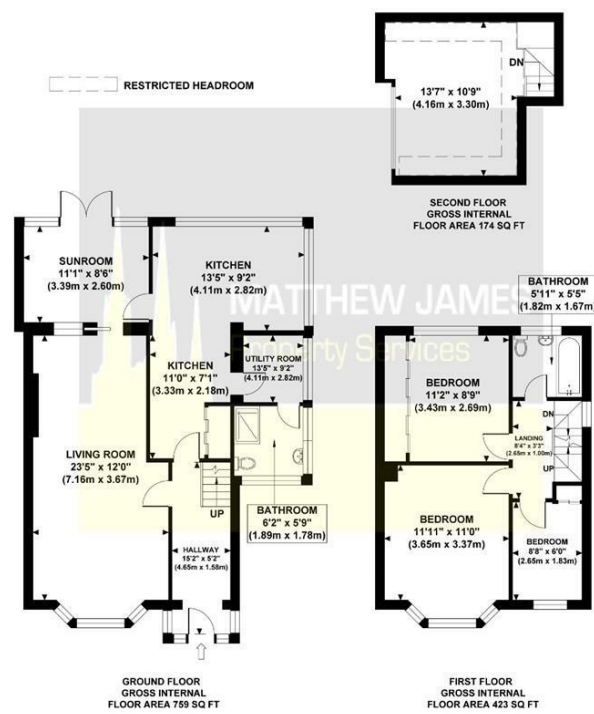
Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

**QUINTON ROAD**  
Approximate Gross Internal Area  
1356 sq ft / 125.97 sq m



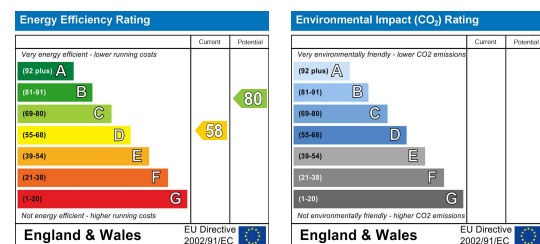
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph



**32 Quinton Road**  
Cheylesmore, Coventry CV3 5FD

O.I.R.O £325,000



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# 32 Quinton Road

Cheylesmore, Coventry CV3 5FD

O.I.R.O £325,000



## Front Garden

Having a block paved driveway, space for at least two cars and gated area for wheelie bins. A parking pass can also be bought from Coventry City Council providing parking for two further vehicles to the front.

## Storm Porch

Being of dwarf wall and PVCu windows design and access through the PVCu double glazed front door into the:

## Entrance Hallway

Having a solid oak wood floor, under stairs storage and doors leading off to:

## Lounge / Dining Room

23'5 x 12'0

Having a double glazed bay window to the front elevation, solid wood floor, feature fireplace with hearth, mantle and surround and patio doors that lead to the:

## Conservatory

11'1 x 8'6

Having double glazed French doors leading to the rear garden with picture windows to the side, solid wood floor, and door that leads to the:

## Kitchen / Breakfast Room

13'5 x 9'2

Having PVCu double glazed windows to two sides, a range of wall, drawer and base units with Quartz work surface over, double oven, gas hob with extractor over, space for under counter fridge and freezer, space and plumbing for a dishwasher, breakfast bar with seating,

luxury tiled floor and further modern tiling to all splash prone areas.

## Utility Room

13'5 x 9'2

Having a PVCu double obscure glazed window to the side elevation, space and plumbing for a washing machine with roll top work surface over and further wall and base units, wall mounted Vailant central heating boiler and doorway leads to the:

## Bathroom / Shower Room

6'2 x 5'9

Having a PVCu double obscure glazed window to the side and front elevation, enclosed walk-in shower cubicle with mains shower, vanity sink with mixer tap and storage beneath, low level flush WC and modern tiling to all four walls.

## First Floor Landing

Having oak balustrade with PVCu double glazed window to the side elevation, access to the loft area (with drop down ladder, boarding, storage access, two Velux Windows, power and lighting) and doors leading off to:

## Bedroom One

11'11 x 11'0

Having a PVCu double glazed bay window to the front elevation and TV point.

## Bedroom Two

11'2 x 8'9

Having a PVCu double glazed bay window to the rear elevation, modern vertical radiator and built-in mirrored wardrobes to the one wall.

## Bedroom Three

8'8 x 6'0

Having a PVCu double glazed bay window to the front elevation and built-in wardrobe over the stairs.

## Family Bathroom

5'11 x 5'5

Having a PVCu double obscure glazed window to the rear elevation, panel bath with mixer tap and mains shower over, vanity sink and low level flush WC with storage beneath, stainless steel ladder style heated towel rail and modern tiling to all splash prone areas.

## Loft Room

13'7 x 10'9

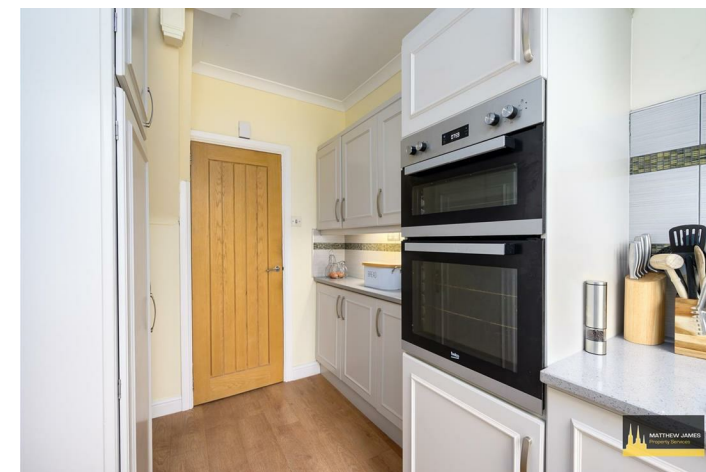
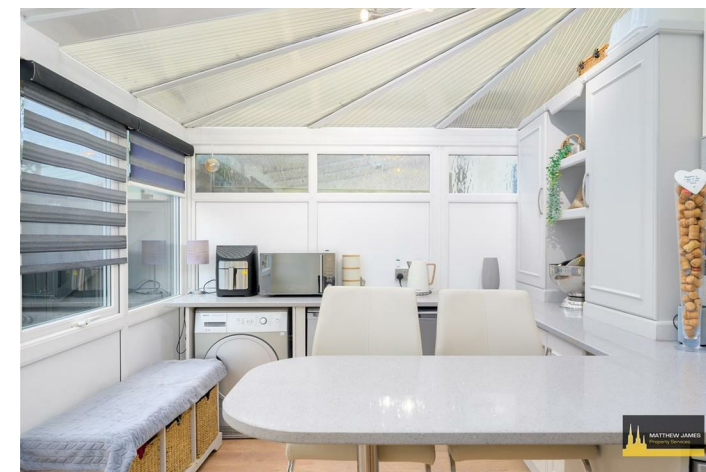
Having two velux windows to the rear, eaves storage and carpeted floor. Access is via the first floor landing and is accessed via a drop down ladder.

## Rear Garden

Being a well maintained block paved rear garden with fenced boundaries to all sides and planted borders. There is also a hidden storage area and French timber doors lead you into the:

## Cabin / Home Office / Hobby Room / Bar

12'3 maximum x 11'9



Being of timber design and having two windows to the front elevation, power, lighting and would be perfect for those that are looking for a home office, play room, workshop or bar room.