



**MATTHEW JAMES**  
Property Services



## 149 Tennyson Road

Poets Corner, Coventry, CV2 5JD

£227,995



THREE BEDROOMS... END OF TERRACE... OFF ROAD PARKING TO FRONT & REAR... BEAUTIFUL CONDITION THROUGHOUT... SOUGHT AFTER LOCATION. Located in the heart of Poets Corner, this beautiful property needs to be viewed to appreciate what is being offered for sale. Boasting off road parking to the front and more secure gated parking to the rear, through lounge dining room, kitchen, utility area, three bedrooms and a family bathroom to the first floor. Also benefiting from gas central heating, Rock warm insulation to all three elevations and PVCu double glazing throughout. Located near to shops, schools and main bus routes into Coventry City Centre. Call us now to book your immediate viewing.



## Front Garden

Laid mainly to block paving with access via a dropped kerb for off road parking. There is also a step up to the:

## Storm Porch

With access through the front door into the:

## Entrance Hallway

Having under stair storage, stairs off to the first floor and doors leading off to:

## Lounge Dining Room

25' x 10'11 (7.62m x 3.33m)

Having a stone and PVCu double glazed window to the front elevation and PVCu double glazed French doors with picture windows to the side to the rear elevation.

## Kitchen

12' x 7'1 (3.66m x 2.16m)

Having a PVCu double glazed window to the side and rear elevation, PVCu double glazed door that leads to the rear elevation, a range of wall, base and drawer units with roll top work surface over, wine rack, space and plumbing for a washing machine, integrated oven with four ring gas hob and extractor over, space for a fridge freezer and tiling to all splash prone areas.

## First Floor Landing

Having balustrade, access to the loft area (via a drop down ladder, boarded, power and lighting) and doors leading off to:

## Bedroom One

10'2 x 10'1 (3.10m x 3.07m)

Having a stone and PVCu double glazed window to the front elevation.

## Bedroom Two

11' x 10'11 (3.35m x 3.33m)

Having a PVCu double glazed window to the rear elevation.

## Bedroom Three

7'11 x 6'7 (2.41m x 2.01m)

## Family Bathroom

5'8 x 5'4 (1.73m x 1.63m)

Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower attachment and Triton T80 over, pedestal wash hand basin, low level flush WC, ladder style heated towel rail, extractor and modern tiling to all four walls.

## Rear Garden

Having a paved patio area, side pedestrian gate, mainly laid to lawn with planted borders, shed with power and lighting, pergola with paving and electric point and further parking for two cars to the rear accessed via double gated access.

## Area Map

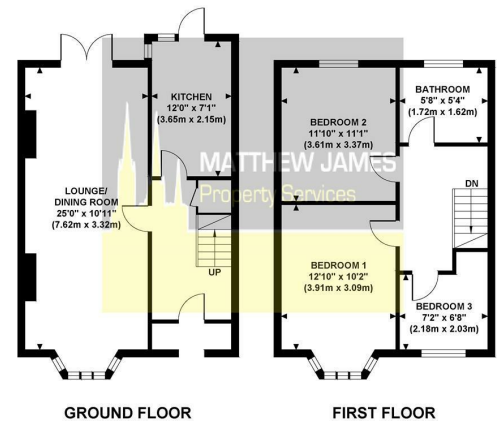


## Floor Plans

### 149 TENNYSON ROAD

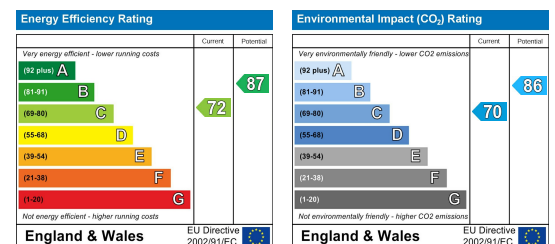
Approximate Gross Internal Area:

948 sq ft / 88.1 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plans for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## 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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