



**MATTHEW JAMES**  
Property Services



## 96 Valley Road

Stoke Heath, Coventry, CV2 3JB

**Offers Over £145,000**

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## Front Garden

Having off road parking accessed via a dropped kerb, lawn to side, wheelie bin store and access through the front door into the:

## Entrance Hallway

Having stairs off to the first floor and doors leading off to the:

## Kitchen

9'6 x 5'10 (2.90m x 1.78m)

Having a PVCu double glazed window to the front elevation, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, oven with four ring gas hob with extractor over and tiling to all splash prone areas.

## Ground Floor Cloakroom

(Not Measured) Having a PVCu double obscure glazed window to the front elevation, low level flush WC, wash hand basin with tiling to all splash prone areas.

## Lounge Dining Room

13' x 12'6 (3.96m x 3.81m)

Having PVCu double glazed window and PVCu double glazed French doors to the rear elevation and under stairs storage cupboard.

## First Floor Landing

Having balustrade, access to the loft area and doors leading off to:

## Bedroom One

12'6 x 8'11 (3.81m x 2.72m)

Having two PVCu double glazed windows to the front elevation and airing cupboard off.

## Bedroom Two

12'6 x 7 (3.81m x 2.13m)

Having two PVCu double glazed windows to the rear elevation.

## Family Bathroom

6'5 x 5'9 (1.96m x 1.75m)

Having a panel bath with shower attachment over, low level flush WC, pedestal wash hand basin, shaver point and tiling to all splash prone areas.

## Rear Garden

Having a paved patio area, lawn and plated border with fenced perimeter.



## Road Map



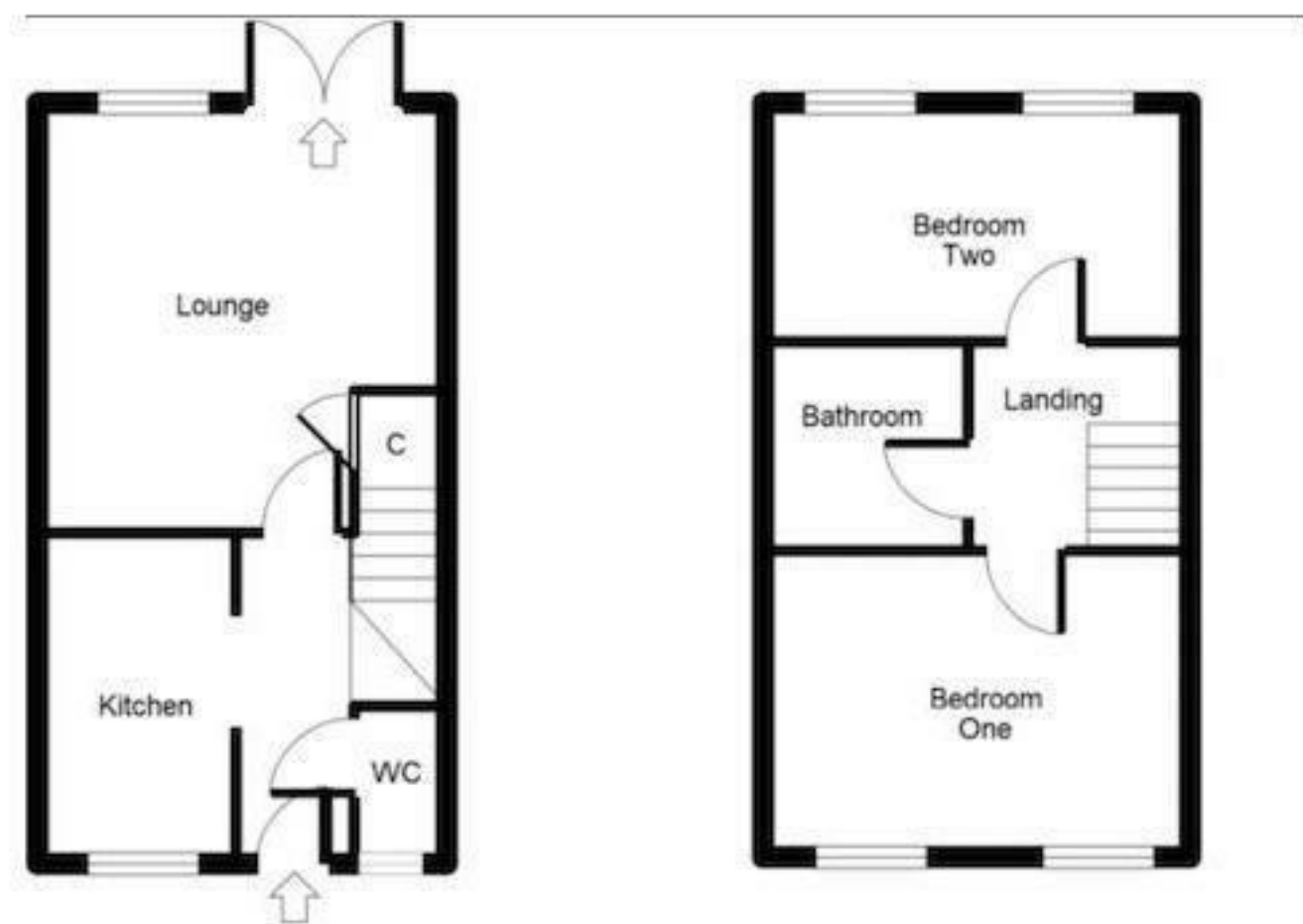
## Hybrid Map



## Terrain Map



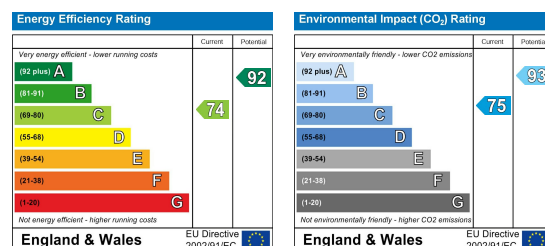
## Floor Plan



## 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.

## CONTACT INFORMATION

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