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Property Services  
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## 11 Lichfield Road, Coventry, CV3 5FG

**£269,995**

Located in the very desirable area of Cheylesmore, this end terraced property is in a fantastic, central location. Within easy reach of everything a family home needs for work, school or pleasure.

Step inside to this lovely, well maintained and improved property - with its stunning, classic flooring that flows from hallway, through to the kitchen and conservatory. The ground floor has an open plan living & dining area, and a separate fitted kitchen. A handy shower room and separate utility space completes the ground floor. Upstairs to the first floor there are two great sized double bedrooms, one with built in storage. The third bedroom is a generous single size and would also be ideal for a home office / hobby room or nursery. The modern family bathroom completes the internal living space. The loft space is ideal for further storage and is easily accessed via the pull down ladders, is part boarded and flooded with natural daylight from the roof windows.

Outside, the rear garden is mainly laid to lawn with a patio area, which can be accessed via the side gate too. Hidden behind the fence below, is a good sized garage which is fully equipped with power points and lighting. Rear vehicular access makes this a great space for additional parking. On street parking is permit holders for local residents only.

The property is within walking distance of Coventry train station, City Centre, local retail, great schools and not forgetting the renowned War Memorial Park for those that enjoy the outdoors.

Please get in touch with the property expert, Emma Sheridan to arrange your viewing.

## Ground Floor

### Entrance Hallway



### Lounge

15'8" x 12'0" (4.78 x 3.66)

### Dining Room

10'11" x 10'0" (3.35 x 3.05)



### Kitchen

7'10" x 6'3" (2.40 x 1.93)

### Conservatory

12'9" x 8'0" (3.91 x 2.46)



## Shower Room



## First Floor

### Bedroom One

14'9" x 10'0" (4.50 x 3.07)



### Bedroom Two

11'8" x 10'11" (3.56 x 3.35)



### Bedroom Three

7'6" x 7'4" (2.31 x 2.24)



### Family Bathroom

5'6" x 5'4" (1.68 x 1.65)



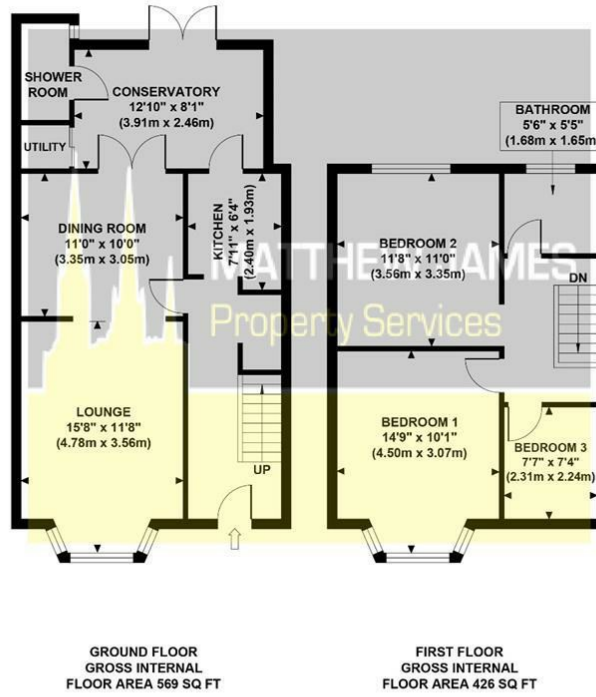
### Garage

16'2" x 7'8" (4.95 x 2.36)

# Floor Plan

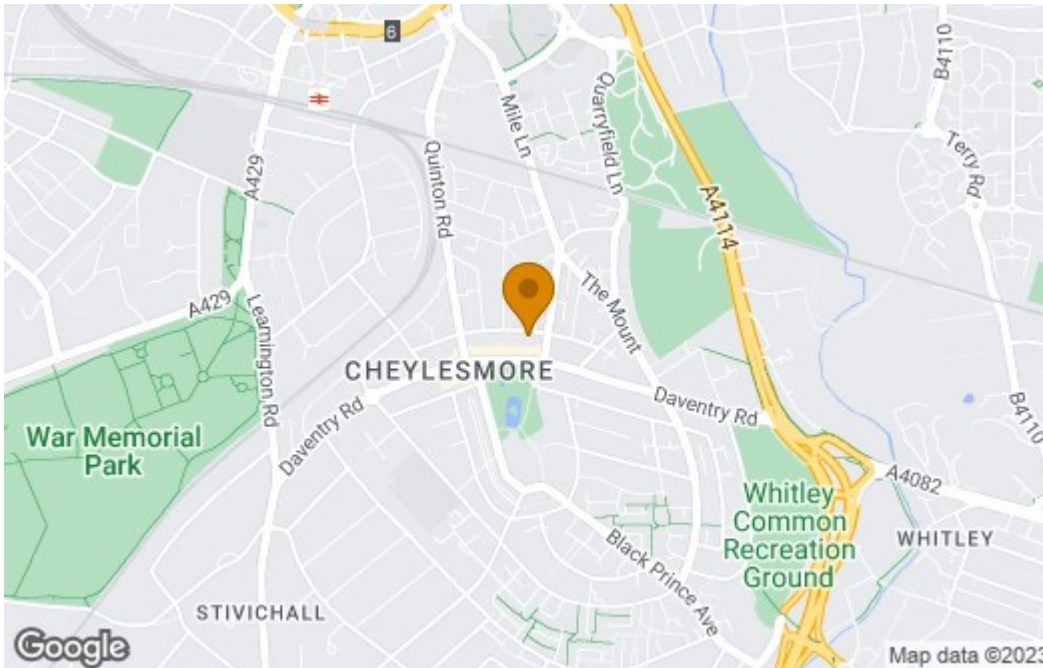
## LICHFIELD ROAD

Approximate Gross Internal Area 995 sq ft / 92.4 sq m

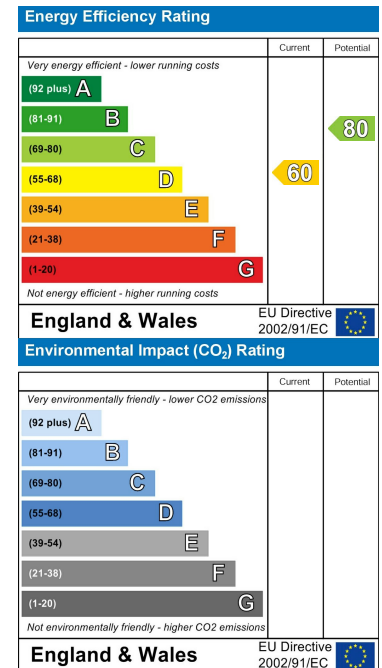


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# 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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