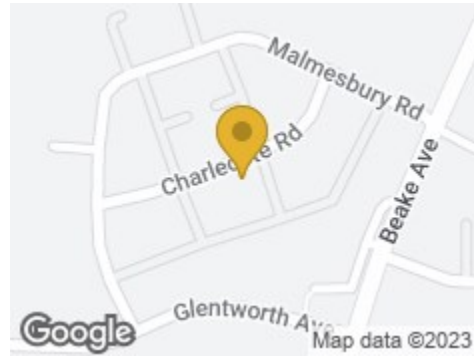


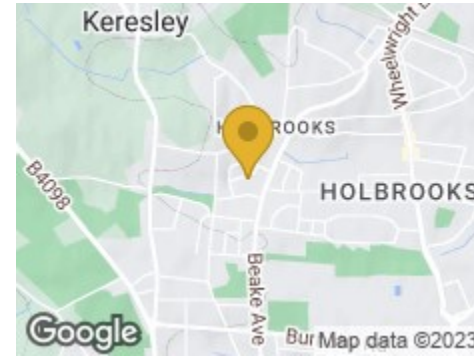
Road Map



Hybrid Map



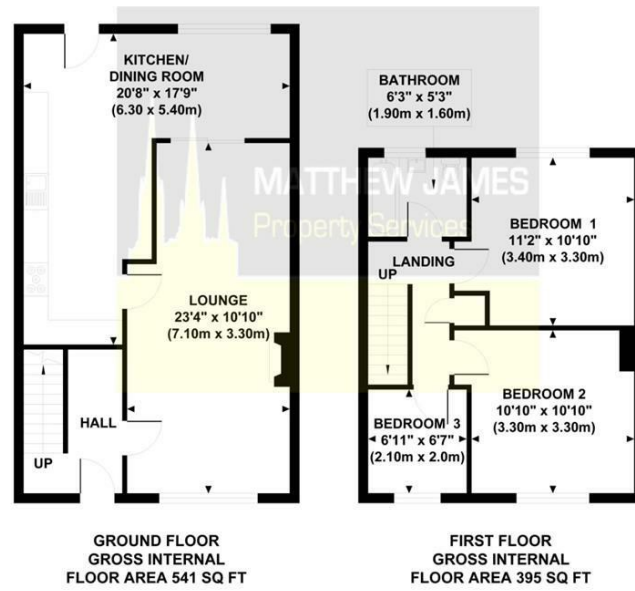
Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

**CHARLECOTE ROAD**  
Approximate Gross Internal Area 935.38 sq ft / 86.9 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.



**30 Charlecote Road**

Whitmore Park, Coventry CV6 2HZ

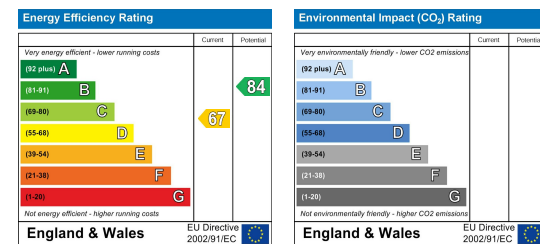
Offers Over £225,000



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.



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# 30 Charlecote Road

Whitmore Park, Coventry CV6 2HZ

Offers Over £225,000



## Front Garden

Enclosed paved front garden with gated access.

## Entrance Hallway

Double Glazed front door leading into the hallway. Central heating radiator, stairs to first floor accommodation and door into:

## Lounge/Diner

23'4' x 10'10'

Having double glazed window to the front exterior, central heating radiators and gas fire, door into:

## Extended Kitchen/Diner

20'8' x 17'9'

Double glazed window and door to the rear elevation leading out to the rear garden, central heating radiator, range of wall mounted and base units with work surfaces over, stainless steel sink with drainer, tiled splashbacks, electric double oven and gas hob with extractor fan over, space for fridge freezer and dining area.

## Upstairs Landing

With stairs rising from the ground floor, access to a storage/airing cupboard and access to the loft space, Doors leading to:

## Bedroom One

11'12' x 10'10'

Having double glazed window to the front elevation and gas central heating radiator.

## Bedroom Two

10'10' x 10'10'

Having double glazed window to the rear elevation and gas central heating radiator.

## Bedroom Three

6'11' x 6'7'

Having double glazed window to the front elevation and gas central heating radiator.

## Re-Fitted Bathroom

6'3' x 5'3'

Re-fitted bathroom suite, fully tiled, bath tub with shower over. low level WC, wash basin and double glazed frosted window to the rear aspect.

## Rear Garden

Large enclosed garden, paved patio area and path, laid lawn and rear access to:  
( please note- the next door neighbours fence is in the process of being fixed)

## Garage

Single garage with up-and-over door.

