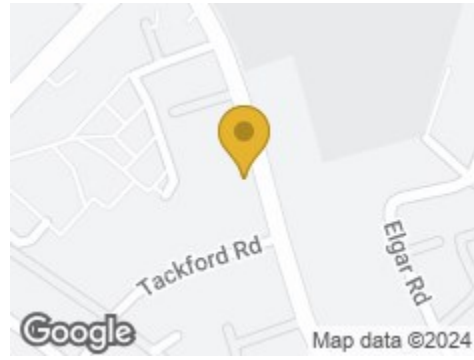


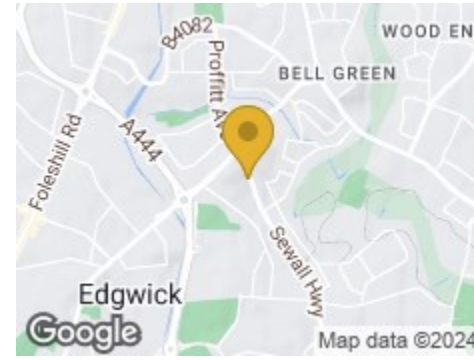
Road Map



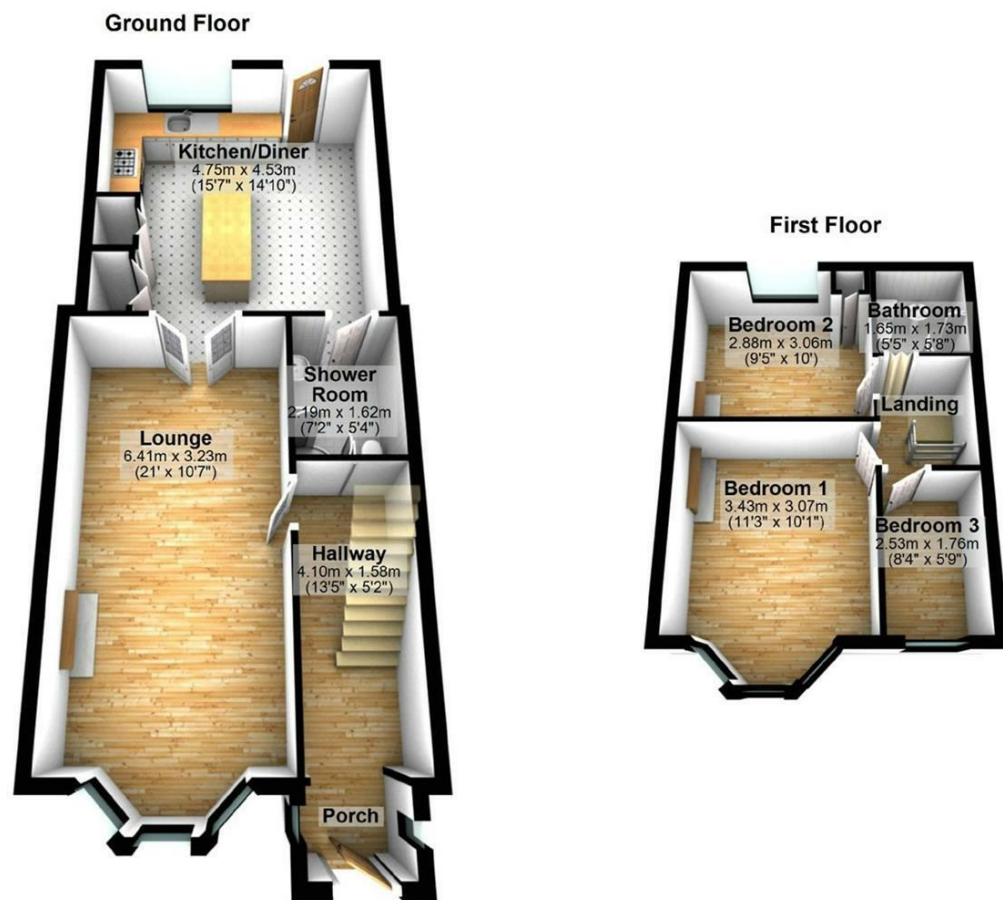
Hybrid Map



Terrain Map



Floor Plan



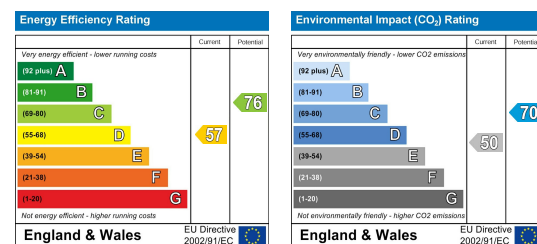
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

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



747 Sewall Highway

Courthouse Green, COVENTRY CV6 7JN

Offers Around £250,000



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Front Garden

Having off road parking laid to block paving and access to the:

Storm Porch & Entrance Hallway

Being of brick built design and having two PVCu double obscure glazed windows to the side elevation with open plan access into the:

Lounge Dining Room

21' x 10'7"

6.40m x 3.23m (21' x 10' 7") Having a PVCu double glazed window to the front elevation, stone feature fireplace with hearth and surround with newly installed inset real flame gas fire, Amtico flooring, beautifully decorated throughout and with French timber doors that lead to the:

Extended Breakfast Kitchen Dining Room

15'7 x 14'10"

Having a PVCu double glazed window and PVCu double part glazed door to the rear elevation, Amtico flooring, a newly installed range of beautiful soft close and handle less wall, base and drawer units (some carousel) with quartz work surface over, tall larder units, space and plumbing for a US style fridge freezer, integrated waist height Bosch oven and grill, AEG microwave, Bosch dishwasher, Bosch washing machine, tumble dryer, five ring (including wok) gas hob with extractor over, central island with further storage and drawers beneath incorporating a breakfast bar, further space for a large dining table and chairs, colour co-ordinated glass splash backs and access to the:

Ground Floor Shower Room

7'2 x 5'4"

Having a corner shower enclosure with Triton T80Si shower, low level flush WC, vanity wash hand basin, Amtico flooring, illuminated decorative shelving, tiling to all splash prone areas and extractor.

First Floor Landing

Access to the loft room via a drop down ladder, balustrade and doors leading off to:

Master Bedroom

11'3 x 10'1"

Having a PVCu double glazed bay window to the front elevation and fitted mirrored wardrobes to the one wall.

Bedroom Two

10' x 9'5"

Having a PVCu double glazed window to the rear elevation and built-in wardrobe housing the Baxi central heating boiler.

Bedroom Three

8'4 x 5'9"

Having a PVCu double glazed window to the front elevation.

Family Shower Room

5'8 x 5'5"

Having a PVCu double obscure glazed window to the rear elevation, modern white suite comprising of corner shower enclosure with Mira shower, low level flush WC, decorative feature vanity wash hand basin with storage beneath and tiling to all four walls.

Loft Room

4.90m x 4.50m (16' 1" x 14' 9") Having two Velux windows to the rear elevation and restricted head height. Accessed via a drop down ladder with safety bannister and currently used as an additional bedroom.

Rear Garden

Laid mainly to lawn with decked patio area and pathway that leads to the:

Garage / Workshop

Being of brick built design and having pedestrian door to the garden and electric powered automatic up and over door for vehicular access. There is also eaves storage, power and lighting.

