

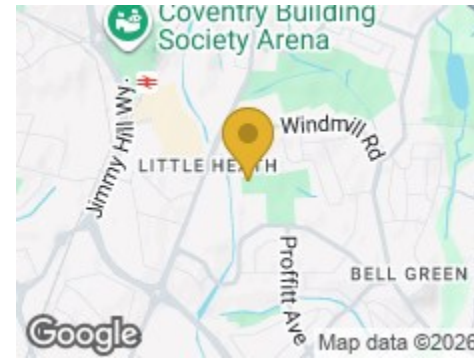
Road Map



Hybrid Map



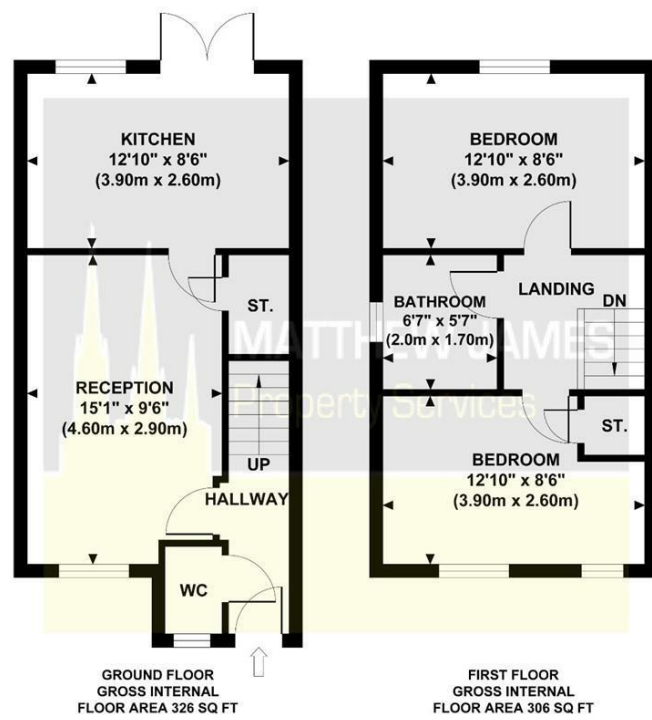
Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

**18 FLOCKTON GARDENS**  
Approximate Gross Internal Area 632 sq ft / 58.70 sq m



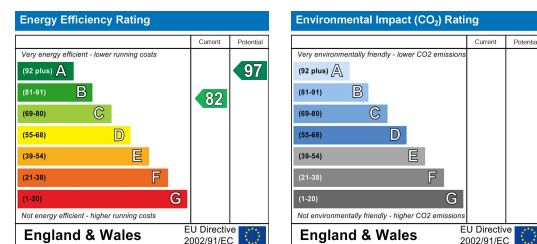
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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



**18 Flockton Gardens**  
Weavers Wharf, Coventry CV6 7PX

£210,000



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# 18 Flockton Gardens

Weavers Wharf, Coventry CV6 7PX

£210,000



## Front Garden

### Entrance Hallway

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

### Ground Floor WC

4'9 x 2'11

Having a PVCu double obscure glazed window to the front elevation, low level flush WC and wash hand basin.

### Living Room

15'2 x 9'7

### Kitchen Dining Room

12'10 x 8'8

### First Floor Landing

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

### Bedroom One

12'10 x 8'8

Having two PVCu double glazed windows to the front elevation and over stairs storage cupboard.

### Bedroom Two

12'10 x 8'8

Having a PVCu double glazed window to the rear elevation and built-in wardrobes to the one wall.

### Family Bathroom

6'6 x 5'7

Having a PVCu double obscure glazed window to the side elevation, panel bath with shower over, low level flush WC, pedestal wash hand basin, extractor and tiling to all splash prone areas.

## Rear Garden

Laid mainly to lawn with paved patio area, garden shed and pedestrian gate that leads to the:

### Off Road Parking

Accessed via a dropped kerb and having off road parking for two family sized motor vehicles.

