



# MATTHEW JAMES

Property Services



## 29 Whitnash Grove, Coventry, CV2 3DF

£239,995

We're super excited to offer this lovely property for sale, located in the heart of the very popular area of Wyken. Bought in 2018 by the current occupier owners, it was in need of a lot of work! The transformation and beautiful home is the result of a lot of love and hard work - with the garden only being completed last year. Just imagine spending days and evenings relaxing and enjoying the outside space with family and friends... We're not expecting this one to be about for long - don't miss out, get in touch to book your viewing.

Hidden away in a cul de sac location, you're literally minutes from highly regarded schools and local amenities - its a great location for families. The University Hospital is just a few minutes' drive or a short walk, the property has easy access to public transport and all major road networks, making that commute a little easier.

As soon as you step inside, it feels like home. The ground floor layout has been tweaked slightly to allow a spacious living room to the front and a separate kitchen, dining and lounge area to the rear. The kitchen is fully loaded with storage space, integrated double oven, hob and extractor fan, washing machine, dishwasher and space for the super sized fridge freezer.

Head upstairs to the first floor where you'll find two double bedrooms, one to the front aspect and one to the rear, the third bedroom is of a single size and is also ideal for a home office / nursery / hobby room. The contemporary family bathroom is fitted with a modern suite, with shower over bath and completes the first floor.

## GROUND FLOOR

### Living Room

18'1" x 10'7" (5.53 x 3.25)



### Dining Area

10'4" x 5'9" (3.17 x 1.77)



### Lounge Area

10'7" x 8'10" (3.25 x 2.71)

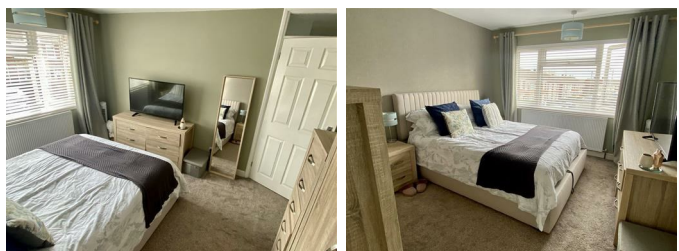
### Kitchen

18'10" x 7'8" (5.76 x 2.36)

## FIRST FLOOR

### Bedroom One

12'3" x 10'4" (3.75 x 3.17)



### Bedroom Two

11'3" x 10'5" (3.45 x 3.20)



### Bedroom Three

9'4" x 5'6" (2.87 x 1.70)

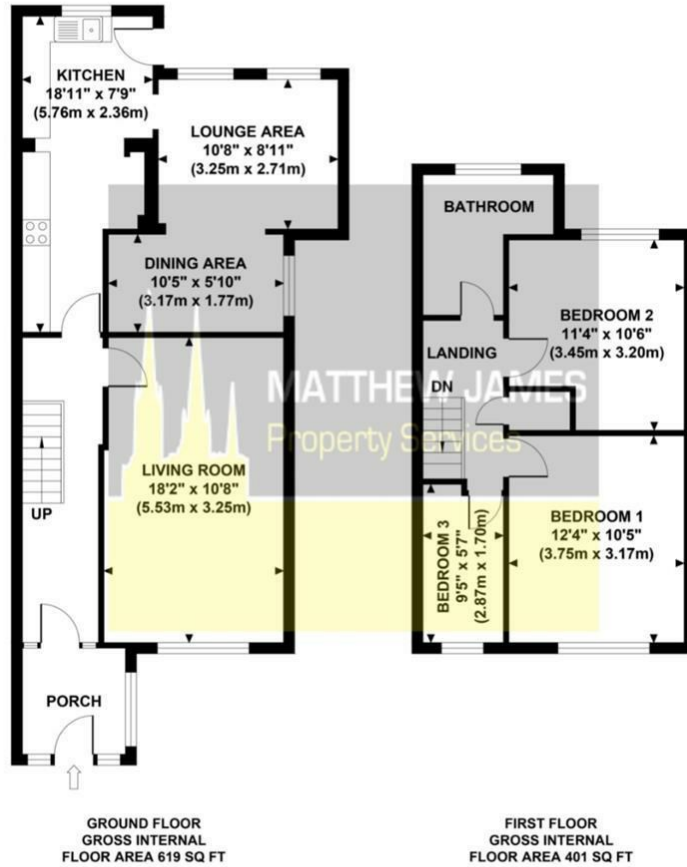


### Family Bathroom

# Floor Plan

## WHITNASH GROVE

Approximate Gross Internal Area 1020 sq ft / 94.76 sq m

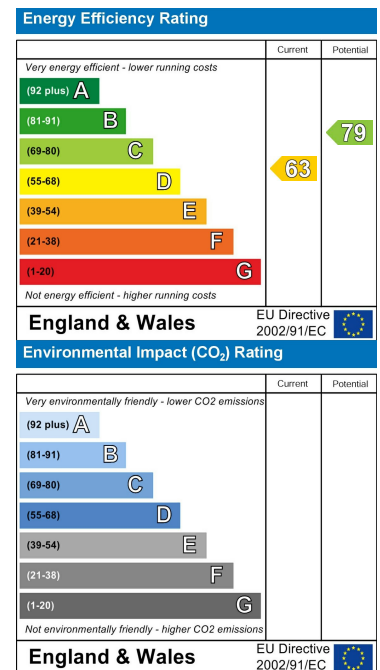


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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.

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