

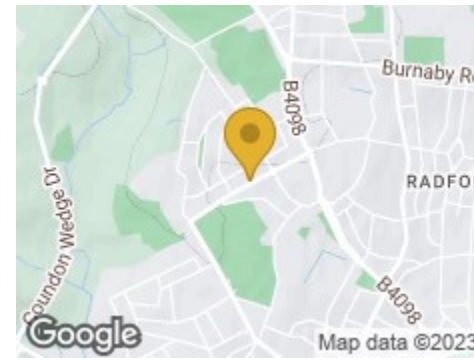
### Road Map



### Hybrid Map



### Terrain Map



**MATTHEW JAMES**  
Property Services

### Floor Plan

**NORMAN PLACE ROAD**  
Approximate Gross Internal Area 1191 sq ft / 110.64 sq m



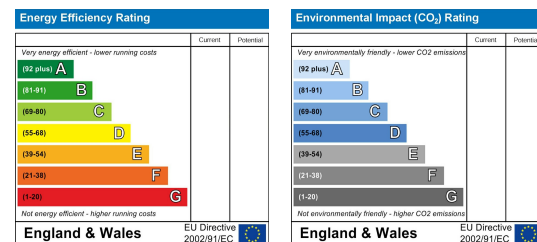
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

### 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.

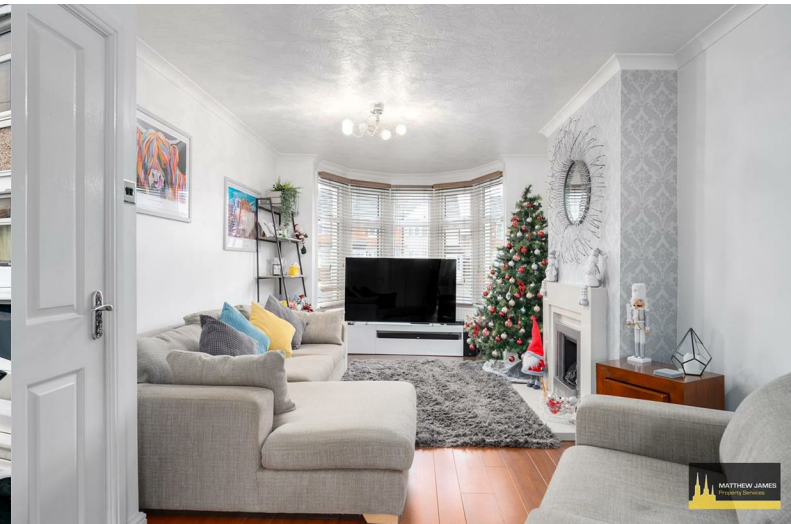
### Energy Efficiency Graph



## 96 Norman Place Road

Coundon, Coventry CV6 2BT

Offers Over £285,000



### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

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## Front Garden / Parking

Laid to asphalt with block paved perimeter and accessed via a dropped kerb. A step up leads to the:

## Storm Porch

Access through the front door leads to the:

## Entrance Hallway

Having under stairs storage cupboard, chrome inlay banister stairs off to the first floor and door leads off to:

## Lounge Dining Room

26'11 x 10'11

Having a PVCu double glazed bay window to the front elevation, feature fireplace with inset gas real flame fire, door to the kitchen and French doors leading to the:

## Dining Area

7'9 x 7'1

Having PVCu double glazed French doors leading to the garden area and archway that leads to the:

## Open Plan Kitchen

16'1 x 8'7

Having a PVCu window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, integrated dishwasher, space and plumbing for washing machine, oven with five ring gas hob, integrated waist height oven, space for fridge freezer and tiling to all splash prone areas.

## First Floor Landing

Having chrome inlay banister, stairs off to the second floor and doors leading off to:

## Bedroom Two

15'3 x 10'5

Having a PVCu double glazed bay window to the front elevation

## Bedroom Three

10'11 x 10'5

Having a PVCu window to the rear elevation and cupboard housing the Baxi combination central heating boiler.

## Bedroom Four

7'1 x 5'10

Having a PVCu window to front elevation and built in wardrobe to the one wall.

## Family Bathroom

5'10 x 5'7

Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower over, low level flush WC, pedestal wash hand basin, ladder style heated towel rail and tiling to all four walls.

## Second Floor Landing

Having Velux window to the front elevation, landing and doors leading off to:

## Master Bedroom One

16'5 x 15'0

Having a PVCu double glazed dormer window to the rear elevation, built in wardrobes and drawer units with eaves storage off.

## Master En-Suite

6'6 x 3'11

Having a PVCu double obscure glazed window to the

rear elevation, walk-in shower enclosure, low level flush WC, pedestal wash hand basin, ladder style heated towel rail, extractor and modern tiling to all splash prone areas.

## Rear Garden

Having a decked patio area, fenced perimeter, mainly laid to lawn with mature planted borders and access via a step leads to the:

## Garage

17'11 x 15'

Being larger than average and having power and lighting.

