

Road Map



Hybrid Map

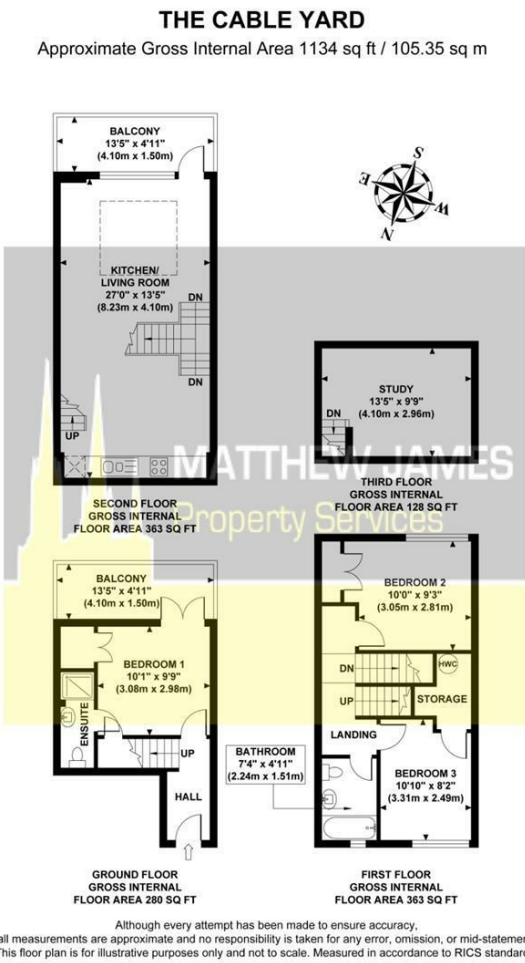


Terrain Map



MATTHEW JAMES  
Property Services

Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY  
02477 170170

info@matthewjames.uk.com  
www.matthewjames.uk.com

Facebook  
Twitter



12 Electric Wharf

Radford, Coventry CV1 4HA

Offers Over £225,000

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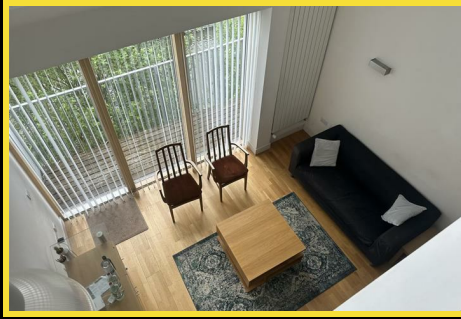




# 12 Electric Wharf

Radford, Coventry CV1 4HA

Offers Over £225,000



## Entrance Hallway

Having stairs leading off and door leading to:

## Ground Floor Double Bedroom One

10'1 x 9'9

Having opening doors that lead to the balcony area, under stairs storage and door that leads to the:

## En-Suite

(Not Measured) Having a walk-in shower enclosure, low level flush WC, wash hand basin, shaving point and tiling to all splash prone areas.

## First Floor Double Bedroom Two

10' x 9'3

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

## Master Bathroom

7'4 x 4'11

Having a window to the rear elevation, panel bath with shower over, low level flush WC, wash hand basin, ladder style heated towel rail and tiling to all splash prone areas.

## First Floor Double Bedroom Three

10'10 x 8'2

Having a window to the front elevation and door to a large under stairs storage cupboard.

## Second Floor Lounge & Open Plan Lounge

27' x 4'11

Having double glazed picture windows to the rear elevation with access to the balcony, open plan kitchen with a range of wall, base and drawer units with roll top work surface over, integrated fridge / freezer, space and

plumbing for a washing machine, integrated dishwasher, oven, hob and extractor over. Open plan paddle stairs lead off to the:

## Second Open Plan Kitchen

## Mezzanine / Study Area

13'5 x 9'9

Perfect for a study area / storage / quiet space.

