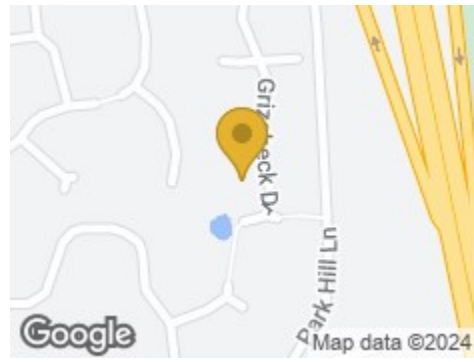


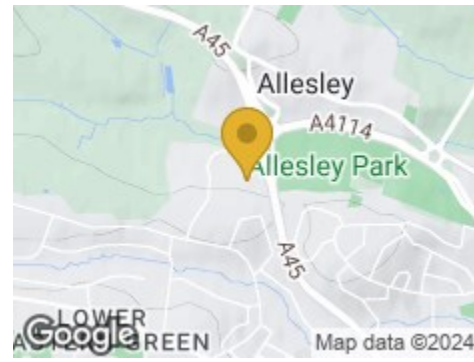
Road Map



Hybrid Map



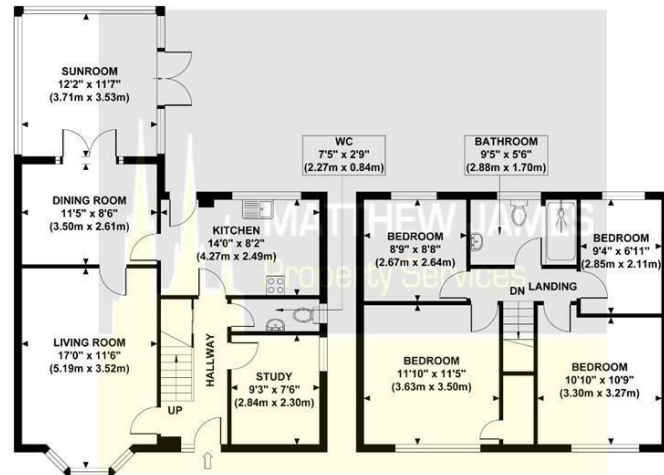
Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

**Grizebeck Drive**  
Approximate Gross Internal Area 1256 sq ft / 116.70 sq m



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 725 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 532 SQ FT

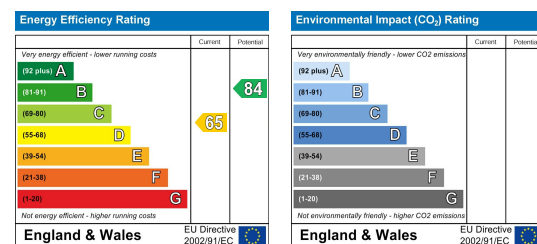
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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



**29 Grizebeck Drive**

Allesley Green, Coventry CV5 7PL

Offers Over £435,000



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# 29 Grizebeck Drive

Allesley Green, Coventry CV5 7PL

## Offers Over £435,000



### Family Shower Room

9'5 x 5'6

Having a PVCu double obscure glazed window to the rear elevation, walk in shower enclosure with mains shower over, low level flush WC, a vanity sink with storage and tiling to all splash prone areas.

### Rear Garden

Being relatively maintenance free with landscaped lawn areas, fenced boundaries to the rear and side of the property, patio area and raised sleeper wall with feature lighting, side access to both sides of the garden and a garden shed.

### Front Garden

Laid mainly to block paving providing off road parking accessed via a dropped kerb. There is grass to the side with planted borders, side pedestrian gate leading to the rear elevation, exterior feature lighting and access through the front door into the:

### Entrance Hallway

Having stairs off to the first floor with glass banister, under stairs storage and doors leading off to:

### Lounge

17' x 11'6

Having PVCu double glazed bay window to the front elevation and door leading to the:

### Dining Room

11'5 x 8'6

Having PVCu double glazed sliding patio door leading into the:

### Kitchen

14' x 8'2

Having a PVCu double glazed window and composite door to the rear elevation, a range of high gloss wall, base and drawer units with roll top work surface over, upstands, integrated double oven, hob with extractor over, composite sink and drainer, space for washing machine and integrated dishwasher.

### Conservatory

12'2 x 11'7

Being of PVCu double glazed and dwarf wall design with French doors opening to the garden area and built-in air conditioning unit, power and lighting.

### Ground Floor Cloakroom

7'5 x 2'9

Having a PVCu double obscure glazed window to the side elevation, low level WC, ladder style heated towel rail and vanity style wash hand basin.

### Office / Study / Playroom / Extra Bedroom

9'3 x 7'6

Having a PVCu double glazed window to the side elevation. Perfect as a home office / study, play room or extra bedroom on the ground floor.

### First Floor Landing

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

### Master Bedroom

11'10 x 11'5

Having a PVCu double glazed window to the front elevation.

### Bedroom Two

10'9 x 10'8

Having a PVCu double glazed window to the front elevation.

### Bedroom Three

9'4 x 6'11

Having a PVCu double glazed window to the rear elevation.

### Bedroom Four

8'9 x 8'8

Having a PVCu double glazed window to the rear elevation.

