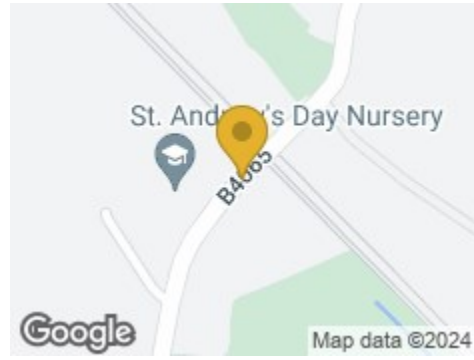


Road Map



Hybrid Map

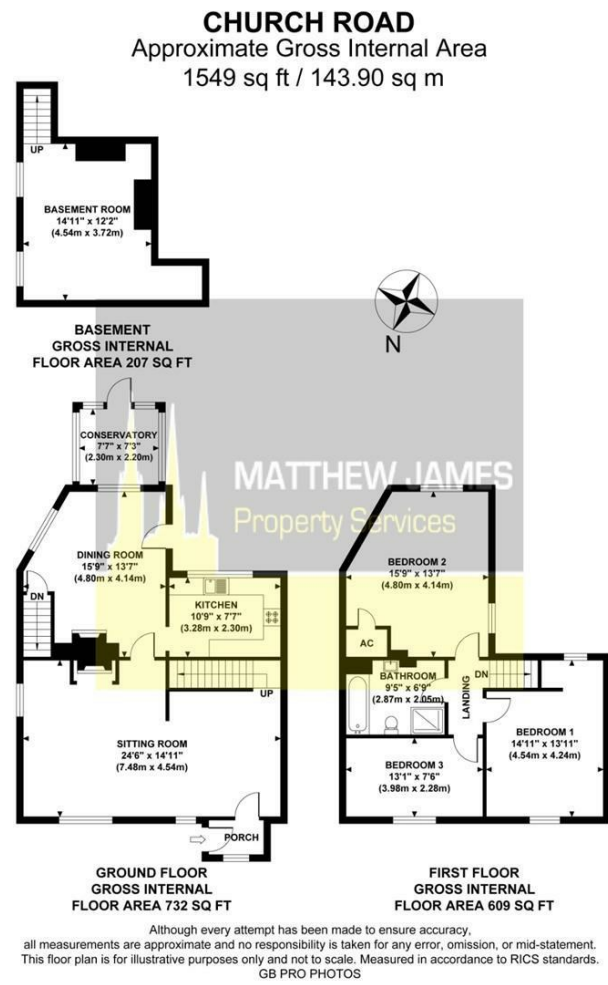


Terrain Map



MATTHEW JAMES
Property Services

Floor Plan



19 Church Road
Shilton, Coventry CV7 9HX

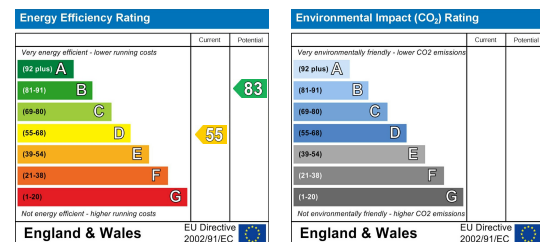
Offers Over £330,000



Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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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Offers Over £330,000



Front Garden

Being mainly laid to lawn with planted borders and a paved pathway that leads to the:

Storm Porch

Having a PVCu double glazed front door and PVCu double glazed window to the front elevation and perfect for boots, shoes and coats. A further door leads to the:

Lounge Dining Room

24'6 x 14'11

Having dual aspect PVCu double glazed windows to the front and side elevations, stairs off to the first floor, exposed beams and an original beautiful fireplace with inset log burner with door to the side that leads to the:

Dining Room

15'9 x 13'7

Having a PVCu double glazed window to the side elevation, original feature cast iron stove, exposed timber beams, stable door that leads to the rear garden area and doors that lead off to:

Brand New Kitchen

Having a PVCu double glazed window that leads to the rear elevation, a range of brand new Howdens 'Navy' blue kitchen units with integrated washing machine, dishwasher, fridge and freezer, with complimentary bronze hardware, ceramic sink unit, integrated oven with induction hob and modern extractor over.

Basement

14'11 x 12'2

Having two windows to the side elevation and also

houses the newly installed central heating boiler. Could very easily be converted to a further bedroom / office space, hobby or play room.

Conservatory

7'7 x 7'3

Accessed via doors from the dining room and being of PVCu double glazed design with further door that leads to the garden area. Perfect for having that morning coffee!

First Floor Landing

Having doors leading off to:

Bedroom One

14'11 x 13'11

Having PVCu double glazed windows to the front and rear elevations.

Bedroom Two

15'9 x 13'7

Having two dual aspect windows to the side and rear elevations with built-in cupboard to the one wall. This room is big enough to have an en-suite.

Bedroom Three

13'1 x 7'8

Having a PVCu double glazed window to the front elevation.

Family Bathroom & Shower

9'5 x 6'9

Having a PVCu double obscure glazed window to the side elevation, newly installed suite comprising of walk-in 'industrial look' shower enclosure with rain head, panel bath with shower attachment over, pedestal wash

hand basin, low level flush WC and beautiful modern tiling to all splash prone areas.

Rear Garden

Laid mainly to paving with fenced perimeter and pedestrian gate that leads to the front elevation. Maintenance friendly.

