



MATTHEW JAMES  
Property Services  
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## **56 Robert Road, Coventry, CV7 9GU** **Offers In The Region Of £279,995**

Be the king or queen of your castle in this stunning, three bedroom bungalow. Sitting proud on an elevated position, this property is both stunning and such a rare find - we know you're going to love it as much as we do.

With a huge spec inside of three double bedrooms, shower room, utility room and the wonderful, open plan kitchen/ diner and lounge, this is a flexible but well equipped property to meet all needs. The outside grounds just add to the further delights of this property. With luscious lawn, patio areas, potting sheds and a garden pub, it's the perfect hideaway or entertaining space for family and friends. Tucked away within the private grounds, and for convenience is your very own private parking too, alongside a garage

The care and attention in this property just shines through, a private viewing is highly recommended to explore what's on offer. Please get in touch with the property expert, Emma Sheridan to arrange your viewing.

## Entrance Hallway



## Bedroom One

13'9" x 10'7" (4.21 x 3.25)



## Open Plan Kitchen / Diner / Living Room

22'3" x 11'3" (6.79 x 3.44)



## Bedroom Two

10'7" x 10'6" (3.24 x 3.21)

## Bedroom Three

10'1" x 7'11" (3.08 x 2.43)



## Shower Room

6'4" x 6'2" (1.94 x 1.9)

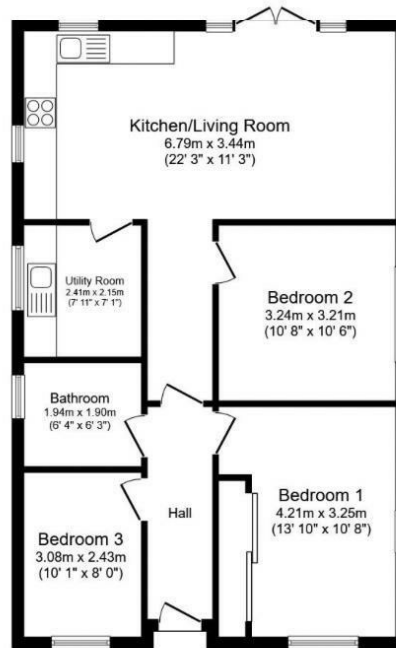


## Utility Room

7'10" x 7'0" (2.41 x 2.15)



# Floor Plan



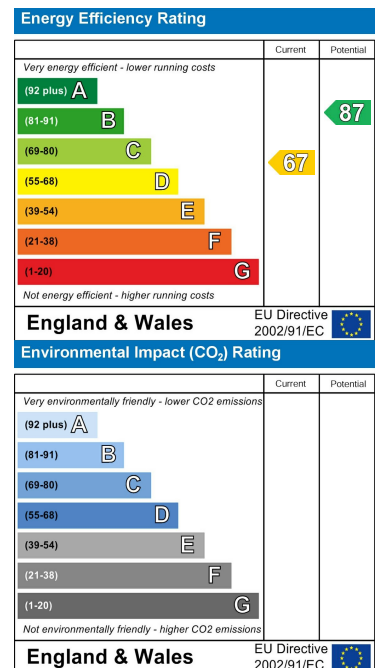
Total floor area 74.6 sq.m. (803 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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# 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.

## CONTACT INFORMATION

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