

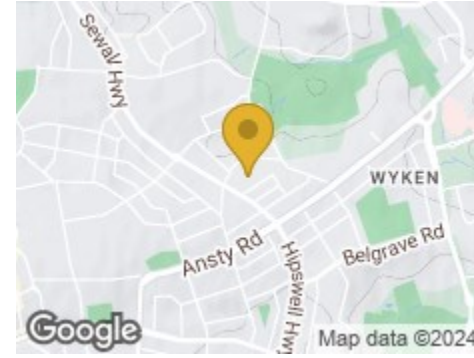
Road Map



Hybrid Map

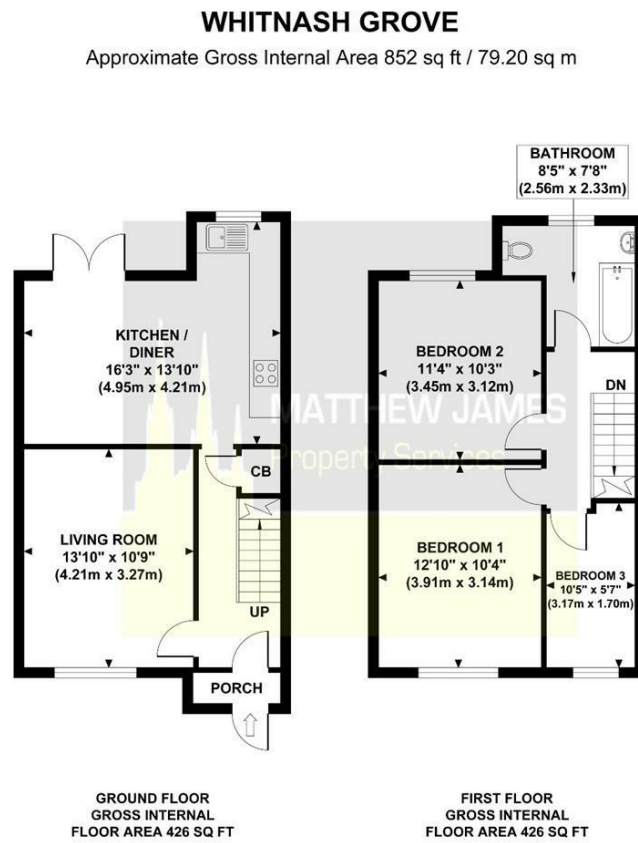


Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan



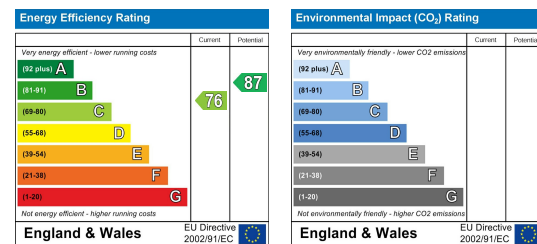
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RiCS standards.

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



**27 Whitnash Grove**

Wyken, Coventry CV2 3DF

Offers Over £270,000



CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

# 27 Whitnash Grove

Wyken, Coventry CV2 3DF

Offers Over £270,000



office, workshop or even that Cinema room you have always wanted! Having a PVCu double glazed door leads in with power, lighting and further door that leads to a:

### Storage Area

11'5 x 5'4

Perfect for storing bicycles or the lawnmower!

### Front Garden / Off Road Parking

Laid mainly to slate chippings with fenced perimeter and raised planters to the one side. There is also a newly installed dropped kerb providing access for motor vehicles to park off road. There is also access through the:

### Front Porch

Being of PVCu double glazed and dwarf wall design and through the front door leads to the:

### Entrance Hallway

Having stairs leading off to the first floor, decorative modern radiator cover, under stairs storage cupboard and door leads off to the:

### Living Room

13'10 x 10'9

Having a newly installed PVCu double glazed window to the front elevation and TV point.

### Open Plan Kitchen Dining Room

16'3 x 13'10

Having newly installed PVCu French doors to the rear garden area, a further newly installed PVCu double glazed window to the rear elevation, a range of wall, base and drawer unit, roll top work surface over with upstands, modern induction hob with extractor over, integrated washing machine, integrated dishwasher, space for a fridge freezer, large area for dining table and seating, TV point and brand new wall mounted Baxi central heating boiler.

### First Floor Landing

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

### Bedroom One

12'10 x 10'4

Having a newly installed PVCu double glazed window to the front elevation and TV point.

### Bedroom Two

11'4 x 10'3

Having a newly installed PVCu double glazed window to the rear elevation and TV point.

### Bedroom Three

10'5 x 5'7

Having a newly installed PVCu double glazed window to the front elevation.

### Family Bathroom

8'5 x 7'8

Having a newly installed PVCu obscure glazed window to the rear elevation, a modern wall mounted WC, a panel bath with shower over, timber vanity wash hand basin with heated anti-mist illuminated mirror over, ladder style heated towel rail, extractor and modern tiling to all splash prone areas.

### Rear Garden

Being over one hundred foot long and having fenced perimeters, laid to newly put down grass and a paved pathway leads to the: Having a paved patio area raised sleeper beds, an outside double tap with electric point, rendered

### Playroom / converted Garage / Office / Cinema Room

17'7 x 11'2

Such a flexible space that could be a playroom, home

