

**422 Allesley Old Road, Coventry, CV5 8GF**  
**£310,000**

THREE BEDROOMS... END OF TERRACE... OFF ROAD PARKING FOR TWO VEHICLES... BEAUTIFUL THROUGHOUT... GARDEN CABIN / HOME OFFICE... LOVELY REAR GARDEN... CLOSE TO GOOD SCHOOLS... PERFECT FOR LOCAL AMENITIES... Located in Allesley, you really do need to view this beautiful house that is all ready to move into! Briefly comprising of off road parking for two vehicles with steps up to the front garden, spacious entrance hallway, two reception rooms, modern kitchen with modern gloss units, three bedrooms, family bathroom, a lovely mature and good sized rear garden and a garden cabin perfect for those looking for a studio or a home office. For those that commute, the A45 and motorway network is just a short drive and good schools are within walking distance. Does this sound like your next home? Call us now to book your immediate viewing!

### **Front Garden & Parking**

Having walled off road parking with access via dropped kerb. Steps are located to the side via a gate that lead through the front garden which is mainly laid to lawn with railway sleepers and planted borders, access to the rear of the property via a pedestrian gate and through the storm porch leads to the:

### **Entrance Hallway**

Having stairs off to the first floor, under stairs storage, herringbone flooring and doors that lead off to:

### **Living Room**

**15'1 x 11'1 (4.60m x 3.38m)**

Having a PVCu double glazed bay window to the front elevation and feature fireplace to the one wall with hearth, mantle and surround.

### **Dining Room**

**11'5 x 11'3 (3.48m x 3.43m)**

Having a PVCu double glazed door to the rear elevation and garden area with picture windows to the side with a feature fireplace to the one wall with hearth, mantle and surround.

### **Kitchen**

**15'11 x 7'10 (4.85m x 2.39m)**

Having two PVCu double glazed windows to the side elevation, Velux window to the rear elevation, a range of modern gloss wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, integrated oven with Halogen hob and modern extractor over, space and plumbing for a dishwasher and tiling to all splash prone areas.

### **First Floor Landing**

Having bannister, access to the loft area (with drop down ladder) and doors that lead off to:

### **Master Bedroom**

**15'3 x 10'11 (4.65m x 3.33m)**

Having a PVCu double glazed window to the front elevation.

### **Bedroom Two**

**11'6 x 11'3 (3.51m x 3.43m)**

Having a PVCu double glazed window to the rear elevation.

### **Bedroom Three**

**7'11 x 6'11 (2.41m x 2.11m)**

Having a PVCu double glazed window to the front elevation.

### **Family Bathroom**

**7'10 x 6'3 (2.39m x 1.91m)**

Having a PVCu double obscure glazed window to the rear elevation, p-bath with shower over, low level flush WC, vanity style wash hand basin, ladder style heated towel rail and tiling to all four walls.

### **Rear Garden**

Having a gravel patio perfect for sitting out on a summers evening, mainly laid to lawn with mature planted beds to the side, fenced perimeter and pathway that leads to the:

### **Garden Cabin / Sunroom**

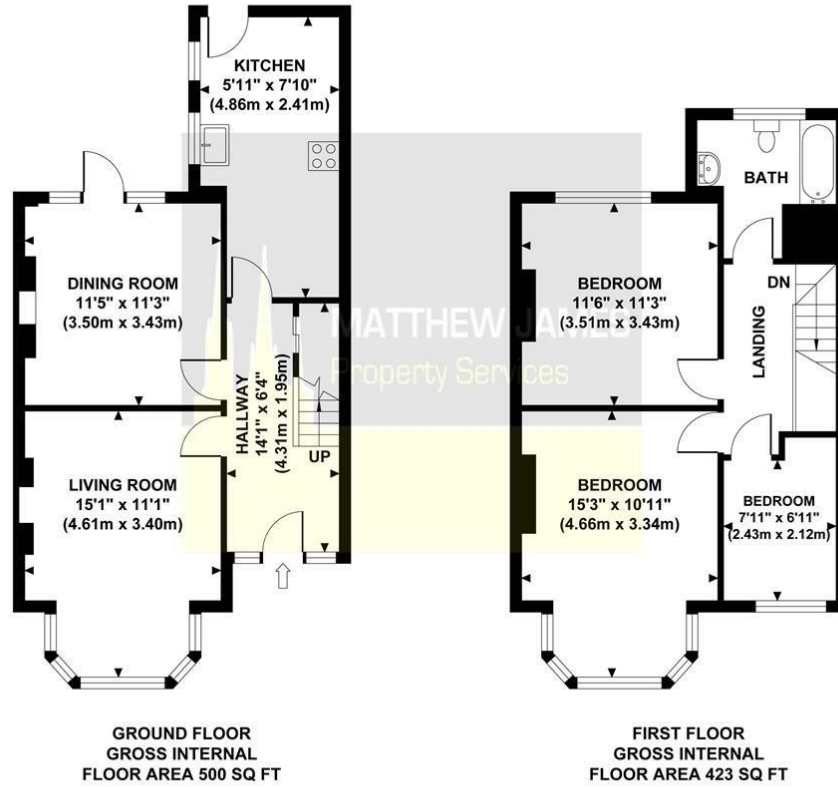
**10'7 x 10'7 (3.23m x 3.23m)**

Having a decked patio area to the front and currently being used as a studio. Could very easily be used as a home office, gym, playroom or somewhere to do your hobbies!

# Floor Plan

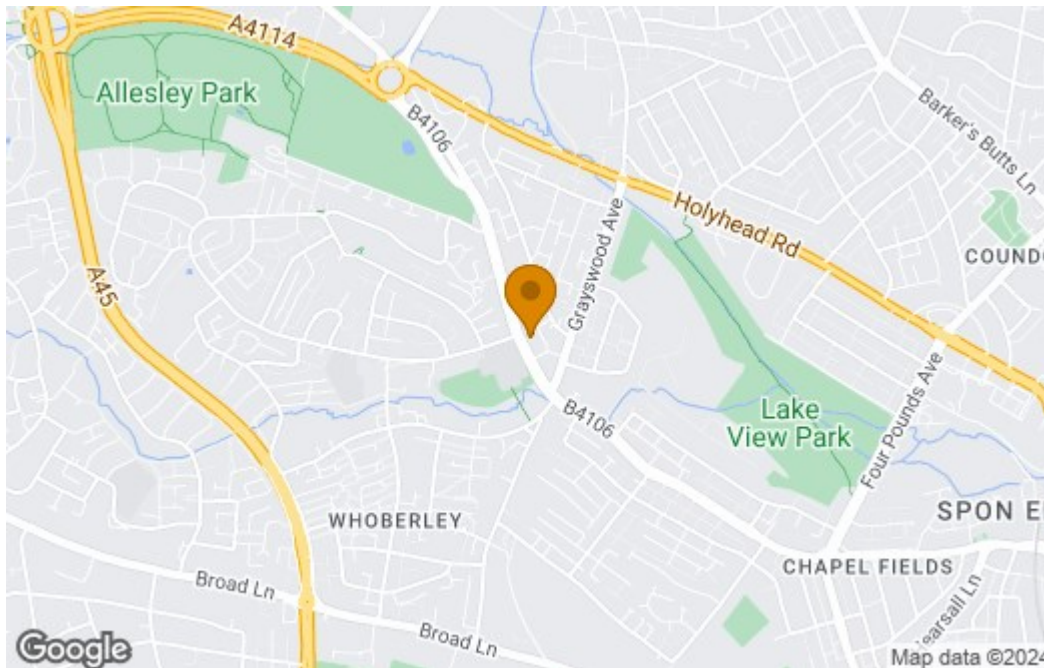
## ALLESLEY OLD ROAD

Approximate Gross Internal Area 923 sq ft / 85.83 sq m

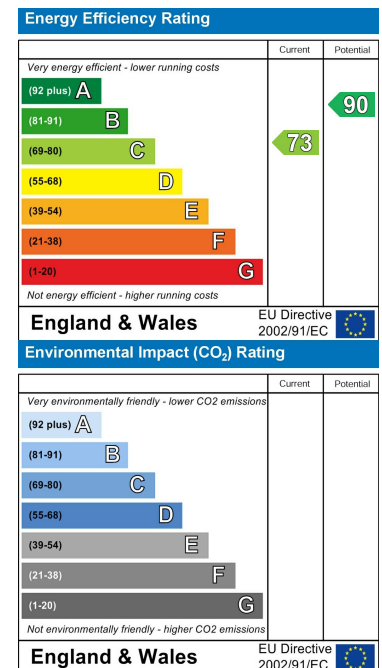


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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.

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