

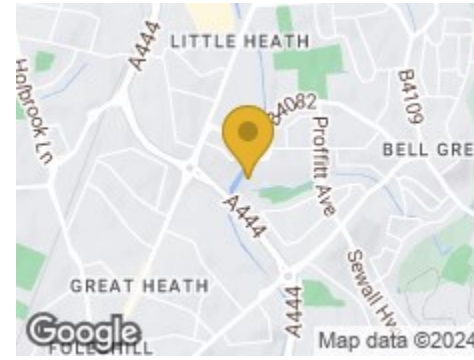
Road Map



Hybrid Map

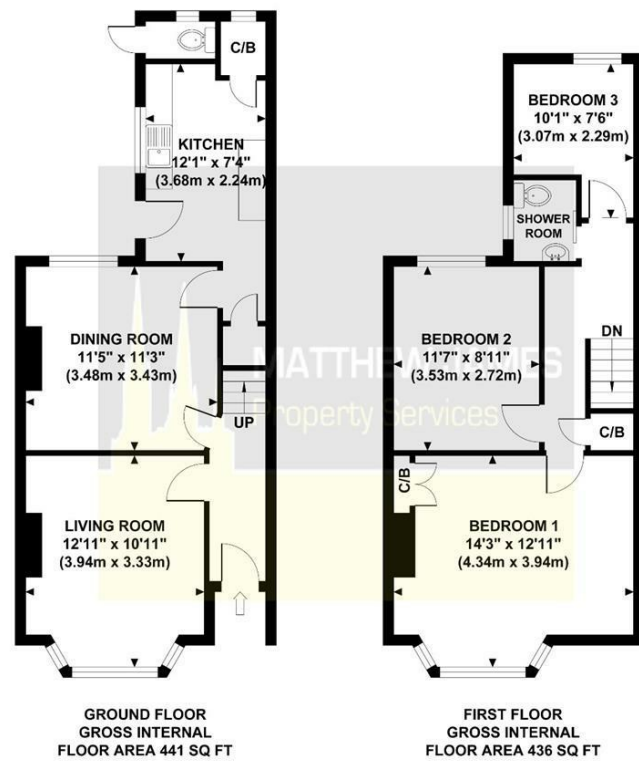


Terrain Map



Floor Plan

**SPRING ROAD**  
Approximate Gross Internal Area 877 sq ft / 80.30 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.



**44 Spring Road**

Little Heath, Coventry CV6 7FP

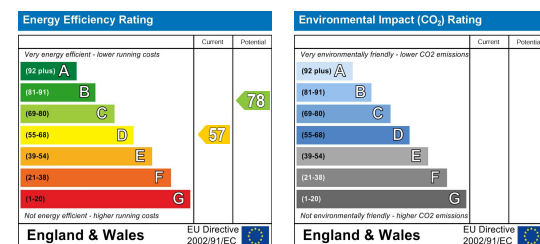
Offers Over £205,000



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.



CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

# 44 Spring Road

Little Heath, Coventry CV6 7FP

Offers Over £205,000



## Front Garden

Having fenced and walled perimeters with beautiful rose bushes inset. A paved pathway leads to a:

## Storm Porch

Having a double glazed PVCu door that leads to the:

## Entrance Hallway

Having stairs off to the first floor and doors leading off to:

## Living Room

12'11 x 10'11

Having a PVCu double glazed bay window to the front elevation, feature real-flame gas fire with hearth, mantle and surround.

## Dining Room

11'5 x 11'3

Having a PVCu double glazed window to the rear elevation, inset real-flame gas fire with brick surround and hearth, timber mantle and further door that leads to the:

## Inner Lobby

Having under stairs storage cupboard and opening to the:

## Kitchen

12'1 x 7'4

Having a PVCu double glazed window to the side elevation, door to the rear garden area, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a gas cooker, space for a fridge freezer, cupboard mounted gas combination central heating boiler, modern tiling to all splash prone areas and door that leads to the:

## Pantry

(Not Measured) Having a PVCu double glazed window to the rear elevation and shelving.

## First Floor Landing

Having a banister rail, access to the loft area (part boarded and fully insulated) and doors leading off to:

## Bedroom One

14'3 x 12'11

Having a PVCu double glazed bay window to the front elevation and fitted wardrobe to the one wall.

## Bedroom Two

11'7 x 8'11

Having a PVCu double glazed window to the rear elevation.

## Bedroom Three

10'11 7'6

Having a PVCu double glazed window to the rear elevation.

## Family Shower Room

6'1 x 4'3

Having a PVCu double obscure glazed window to the side elevation, low level flush WC, pedestal wash hand basin, and walk-in wet room style shower, extractor and tiling to all four walls.

## Rear Garden

Having fenced perimeter, laid mainly to lawn with mature planted borders, in filled garden pond (no longer in use), rear pedestrian gate that leads to the vehicular access area and further access into the:

## Cloak Room

(Not Measured) Having a PVCu double glazed window to the side elevation, low level flush WC and tiling to all splash prone areas.

## Workshop

8'5 x 4'3

Having a window to the front elevation, power and lighting.

## Garage

25'2 x 11'9

Having a pedestrian door that leads to the side access and double doors to the rear. There is also power and lighting.

