

Road Map



Hybrid Map

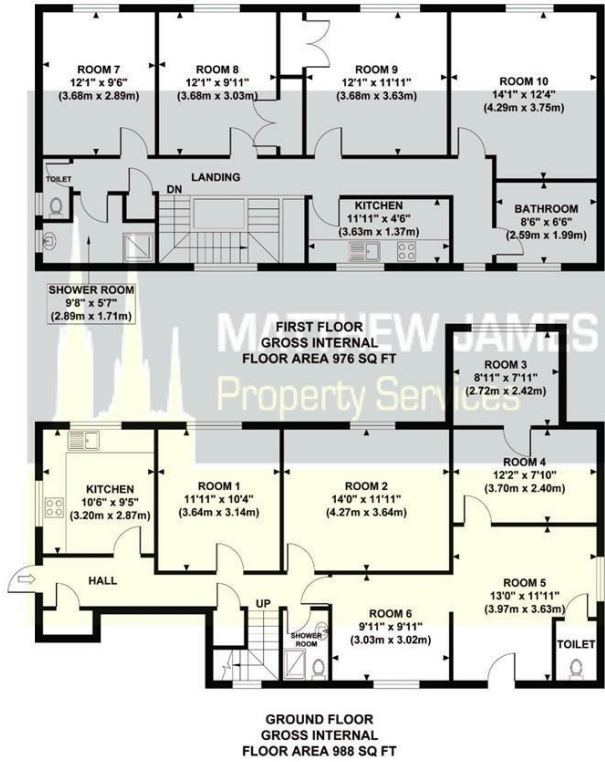


Terrain Map



Floor Plan

**191 THE BARLEY LEA**  
Approximate Gross Internal Area 1964 sq ft / 182.40 sq m



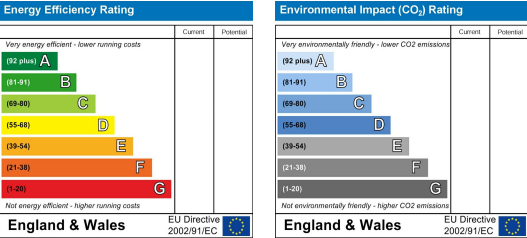
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



**MATTHEW JAMES**  
Property Services



**191 The Barley Lea**  
Stoke Aldermoor, Coventry CV3 1DZ

£370,000



CONTACT INFORMATION

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# 191 The Barley Lea

Stoke Aldermoor, Coventry CV3 1DZ

£370,000



## Front Garden & Car Parking Area

Being fenced and having secure gated access. There is also access to the rear of the property via a pedestrian gate to the side of the property and a garage is integral also. Access into the building is via a PVCu double glazed door into:

## Room Five / Open Plan Area

13'0 x 11'11  
PVCU obscure window to the side, currently open plan but could easily be converted into a further room and doors leading off to

## WC

Having a low level WC with pedestal wash hand basin and extractor.

## Room Four

12'2 x 7'10  
Having a PVCu window to the side elevation and a further door leading to:

## Room Three

8'11 x 7'11  
Having a PVCu window to the rear elevation.

## Archway To Entrance Hallway

Having two storage cupboards a fire exit to the side and rear elevations and doors leading off to

## Room Six

9'11 x 9'11  
Currently open plan with a PVCu double glazed window to the front elevation.

## Shower Room

Having a PVCu double obscure glazed window to the front elevation, a low level WC, a wash hand basin, walk-in shower enclosure, extractor and tiling to all splash prone areas.

## Room Two

14'0 x 11'11  
Having a PVCu double glazed window to the rear elevation.

## Room One

11'11 x 10'4  
Having a PVCU double glazed window to the rear elevation, pedestal wash hand basin and tiling to all splash prone areas.

## Ground Floor Kitchen

10'6 x 9'5  
Having a PVCu double glazed obscure window to the side elevation and a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space for an electric cooker, space for a fridge freezer and space for a table and chairs.

## First Floor Landing

Having a mid-stair PVCu double glazed window to the front elevation, walk-in storage cupboard, airing cupboard and doors leading off to:

## Room Seven

12'1 x 9'6  
Having a PVCu double glazed window to the rear elevation and built-in wardrobe to the one wall.

## WC

Having a PVCu double obscure glazed window to the side elevation with low level WC.

## First Floor Shower Room

9'8 x 5'7  
Having a PVCu double obscure glazed window to the side elevation with pedestal wash hand basin, a walk-in shower enclosure with Triton Enrich shower and tiling to all splash prone areas.

## Walk in storage cupboard

Having lighting and shelving.

## Room Eight

12'1 x 9'11  
Having a PVCu double glazed window to the rear elevation and a built-in wardrobe to the one wall.

## Kitchen Two

Having a PVCu double glazed window to the front elevation, a range of wall, base and drawer units with roll top work surface over, space for a fridge freezer, tiling to all splash prone areas and an extractor. There is also space for table and chairs.



## Room Nine

12'1 x 11'11  
Having a PVCu double glazed window to the rear elevation and a built-in wardrobe to the one wall.

## Room Ten

14'1 x 12'4  
Having a PVCu double glazed window to the rear elevation.

## Bathroom / Utility

8'6 x 6'6  
Having a PVCu double obscure glazed window to the front elevation, low level WC, pedestal wash hand basin, panel bath with Galaxy Aqua 3000 shower over, tiling to all splash prone areas and space and plumbing for a washing machine.

## Rear Garden

Having fenced perimeter and timber pedestrian gate that leads to the front elevation.

## Aerial Shots

