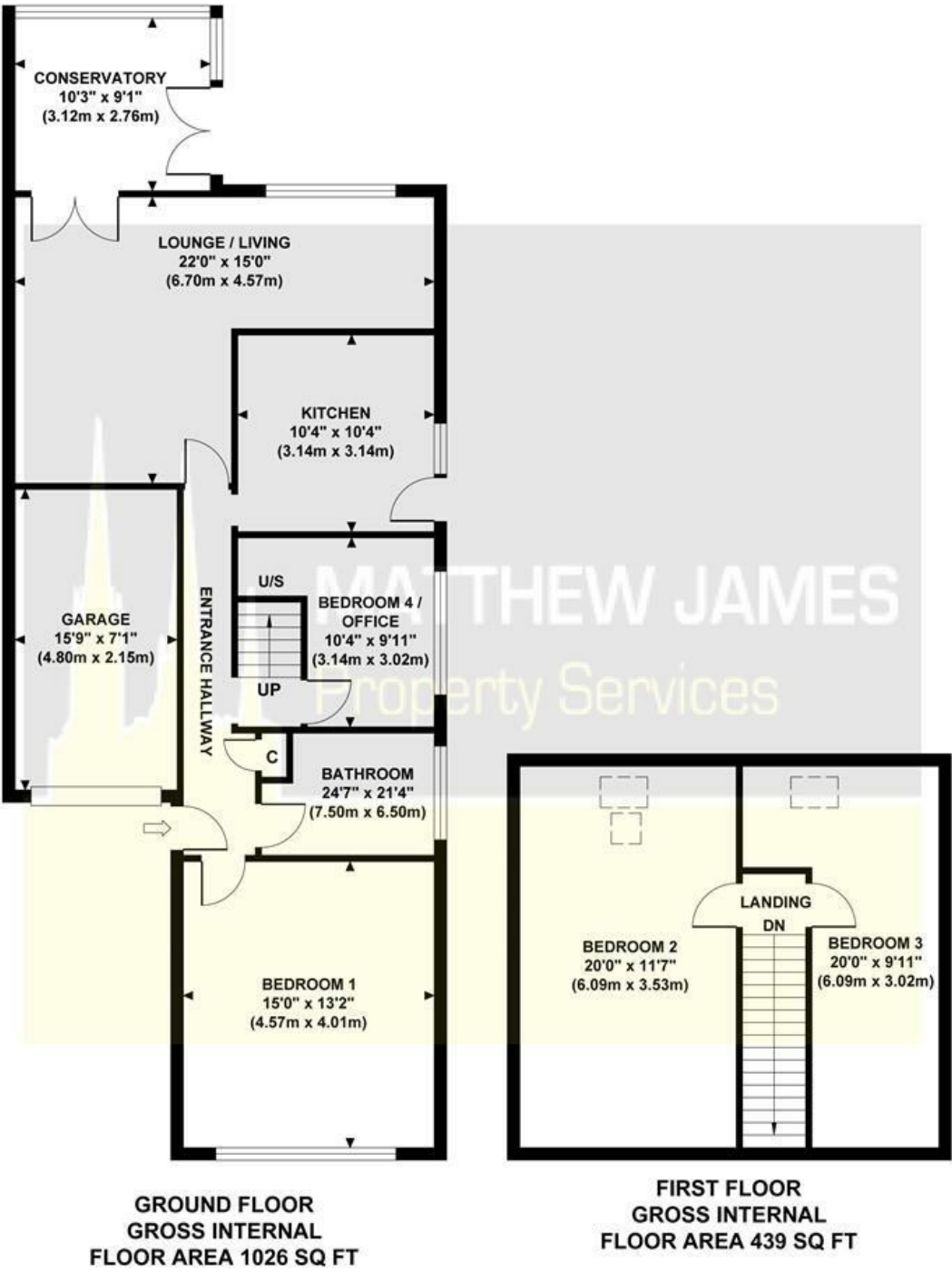
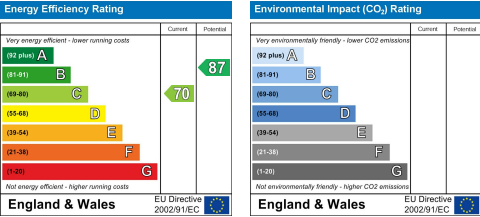


FLUDE ROAD  
Approximate Gross Internal Area  
1465 sq ft / 136.1 sq m



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.

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.



MATTHEW JAMES  
Property Services



35 Flude Road  
Ash Green, Coventry CV7 9AQ

Nestled in a quiet cul-de-sac on Flude Road in the charming area of Ash Green, this delightful semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and spacious home. With four well-proportioned bedrooms, this property is perfect for families, or those looking for extra space. The location is highly desirable, providing a peaceful residential setting while still being convenient, within reach of local amenities, transport links and perfectly positioned near Ash Green Primary and Secondary Schools.

Stepping inside, you'll find a thoughtfully designed layout with generous living space. The lounge/dining offers an inviting space to relax, complete with doors out to the conservatory, seamlessly connecting to the well-appointed kitchen. Downstairs bright and airy master bedroom along with an additional ground floor bedroom/office. Upstairs boasting two further spacious bedrooms.

One of the standout features of this property is the stunning rear views from the garden which provide a picturesque backdrop to your daily life. The garden features decked patio area and additional raised area with hot tub, shed and summer house. Whether you are enjoying a morning coffee or hosting a gathering, the serene scenery is sure to enhance your experience. The property also benefits from double glazing,

CONTACT INFORMATION

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£300,000



# 35 Flude Road

Ash Green, Coventry CV7 9AQ



- \*DELIGHTFUL SEMI-DETACHED BUNGALOW\*
- \*PEACEFUL CUL-DE-SAC\*
- \*SOLAR PANELS\*
- \*NO CHAIN\*
- \*FOUR BEDROOMS\*
- \*GARAGE CARPORT & DRIVEWAY\*
- \*GARDEN WITH STUNNING VIEWS\*
- \*SPACIOUS LOUNGE/DINING\*
- \*CONSERVATORY\*
- \*CONVENIENT LOCATION\*

## Entrance Hallway

## Bedroom One

15'0 x 13'2 (4.57m x 4.01m)

## Bathroom

7'5 x 6'5 (2.26m x 1.96m)

## Bedroom Four/ Office

9'11 x 6'8 (3.02m x 2.03m)

## Kitchen

10'4 x 10'4 (3.15m x 3.15m)

## Lounge/ Dining

22'0 x 15.0 (6.71m x 4.57m.0.00m)

## Conservatory

10'3 x 9'1 (3.12m x 2.77m)

## Landing

## Bedroom Two

20'0 x 11'7 (6.10m x 3.53m)

## Bedroom Three

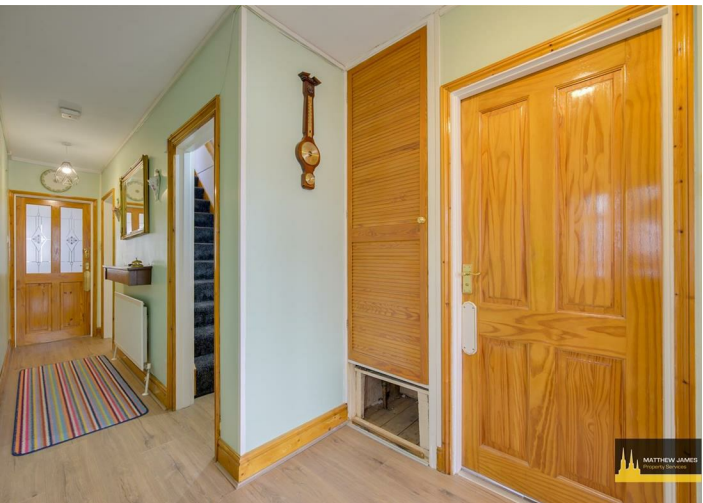
20'0 x 9'11 (6.10m x 3.02m)

## Garage

15'9 x 7'1 (4.80m x 2.16m)

## Driveway & Carport

## Rear Garden



## Directions

