



# MATTHEW JAMES

## Property Services



## 89 Watery Lane, Coventry, CV6 2GH

### £215,000

THREE BEDROOMS... EXTENDED TO THE REAR... FAMILY SHOWER ROOM... PRESIDENT KENNEDY SCHOOL CATCHMENT... PERFECT FOR THE FIRST TIME BUYER... GREAT INVESTMENT OPPORTUNITY... CLOSE TO ALL AMENITIES. Located within the lovely and sought after area of Keresley, Coventry, this delightful mid-terrace house on Watery Lane offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and a shower room, this property is ideal for families or those seeking extra space. The home features two inviting reception rooms, providing ample room for relaxation and entertaining guests.

One of the standout features of this property is the extended sun room, which bathes the living space in natural light and creates a warm, welcoming atmosphere. Situated within the esteemed President Kennedy School catchment area, this residence is perfect for families looking for quality education options nearby. Additionally, the property is conveniently located close to local amenities and bus routes to Coventry, Nuneaton and Bedworth, making everyday errands a breeze. For those who enjoy the great outdoors, the nearby countryside offers a wonderful opportunity to explore the beautiful surroundings especially if you are a dog owner.

The maintenance-free rear garden is a fantastic asset, allowing you to enjoy outdoor space without the hassle of extensive upkeep. This property presents an excellent opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this lovely house your new home. Call us now to book your viewing!



## Front Garden



Laid mainly to lawn with planted beds and paved pathway that leads to the:

## Storm Porch

Having a PVCu double glazed door that leads into the storm porch and through the front door into the:

## Entrance Hallway

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

## Lounge

11'4 x 10'9 (3.45m x 3.28m)



Having a PVCu double glazed bay window and further door leads to the:

## Open Plan Diner

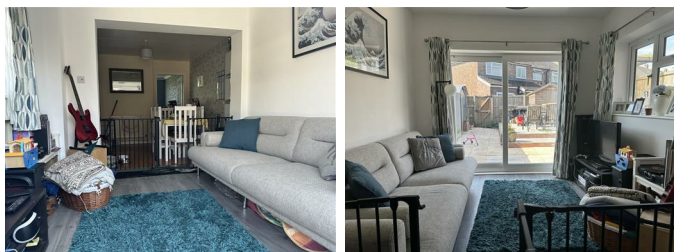
11'10 x 11'4 (3.61m x 3.45m)



Having a door that leads to the kitchen and opening that leads to the:

## Extended Sun Room

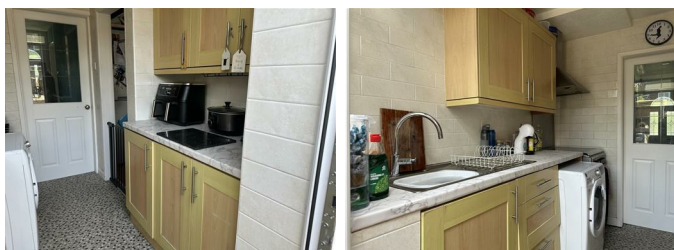
9'3 x 8'8 (2.82m x 2.64m)



Having a PVCu double glazed window to the side elevation and sliding patio doors that lead to the rear garden area.

## Kitchen

8'9 x 6'6 (2.67m x 1.98m)



Having a PVCu double obscure glazed door and PVCu picture window to the side to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space for a cooker, tiling to all splash prone areas and door that leads to the entrance hallway.

## First Floor Landing

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



### Bedroom One

13'2 x 11'1 (4.01m x 3.38m)



Having a PVCu double glazed bay window to the front elevation.

### Bedroom Two

11'1 x 8'8 (3.38m x 2.64m)



Having a PVCu double glazed window to the rear elevation.

### Bedroom Three

9'9 x 5'7 (2.97m x 1.70m)



Having a PVCu double glazed window to the front elevation.

### Shower Room

6'1 x 5'6 (1.85m x 1.68m)



Having a PVCu double obscure glazed window to the rear elevation, vanity style WC and wash hand basin, 'walk-in' style corner shower enclosure, ladder style heated towel rail and tiling to all four walls.

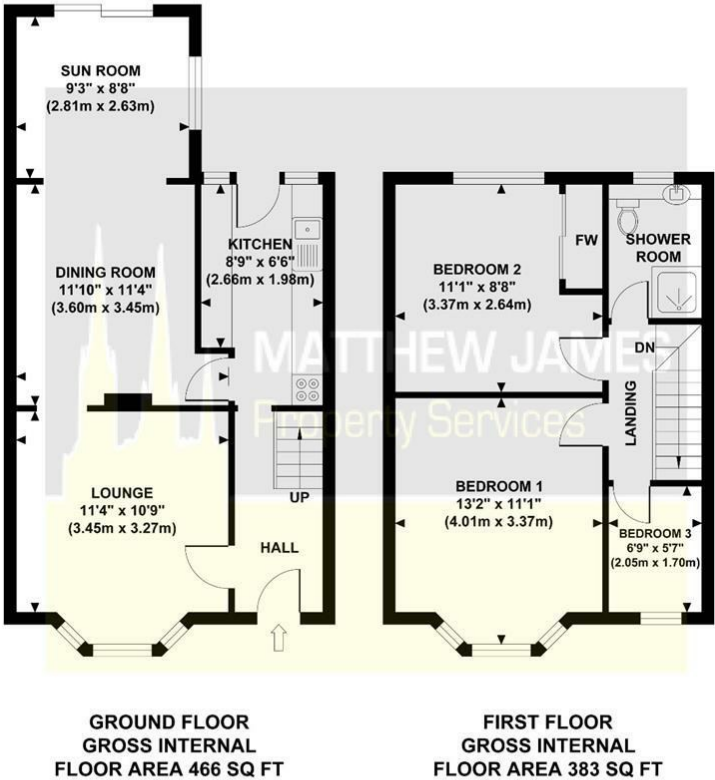
### Rear Garden



Having recently been re-modeled with paved patio areas and a timber pedestrian gate leads to the rear vehicular entry.

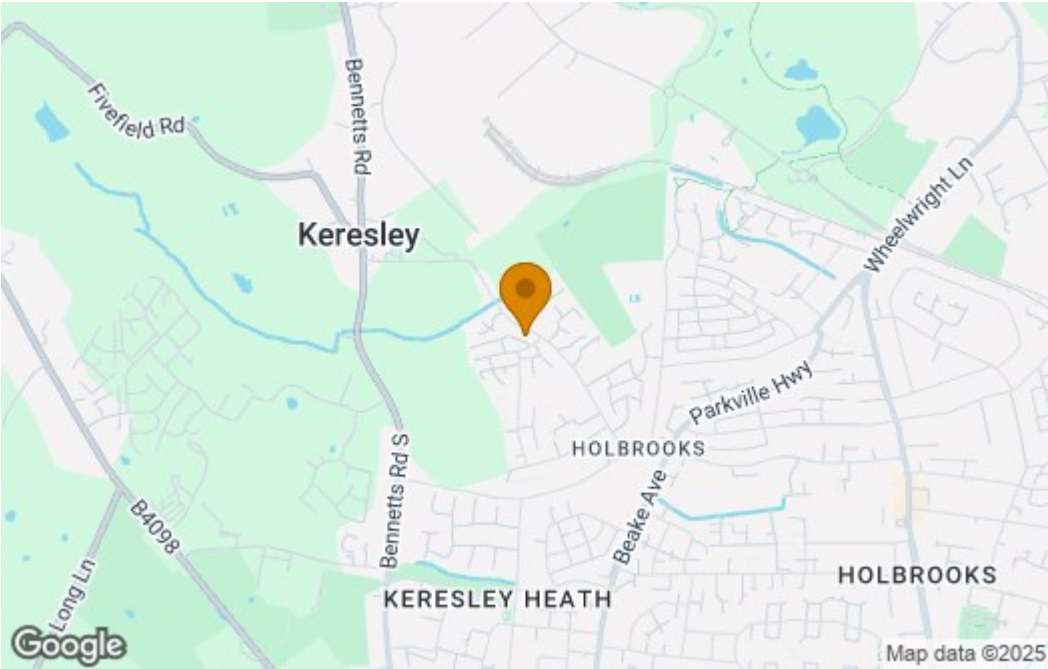
Floor Plan

89 WATERY LANE  
Approximate Gross Internal Area 849 sq ft / 78.90 sq m

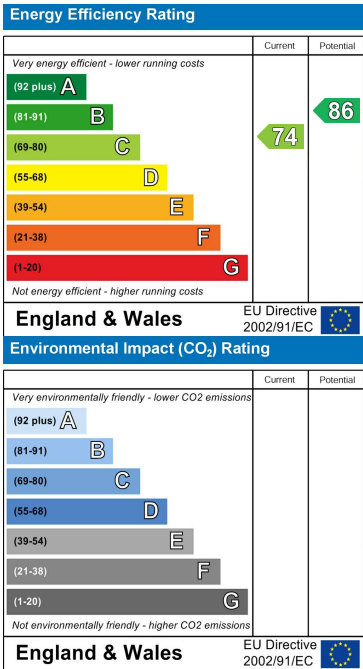


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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