



MATTHEW JAMES

Property Services



10 Ballingham Close, Coventry, CV4 9ST

£275,000

Matthew James are delighted to bring to the market this well presented end-of-terrace property, tucked away in a quiet cul-de-sac on Ballingham Close, Tile Hill. This three-bedroom home is a true gem which is well presented throughout and ready to move straight in. Ideal location for local schools, amenities, bus routes and Tile Hill train station, perfect for families or professionals seeking comfort and convenience.

Step inside to discover a warm welcoming home, entrance hallway, lounge through dining room, modern kitchen with integrated microwave, oven, gas hob and extractor, ground-floor shower room and w.c adding a touch of practicality Upstairs boasts modern family bathroom, spacious and inviting bedrooms, two double and one larger than average single.

Externally, direct access to the driveway and carport, low maintenance front garden. The rear garden is a little sun trap, perfect for sitting back and relaxing in the sunshine. well presented having artificial grass, patio area, shed and gated access out to the side of the property.

Could this be your next home? Call now to book your viewing!

Approach & Carport



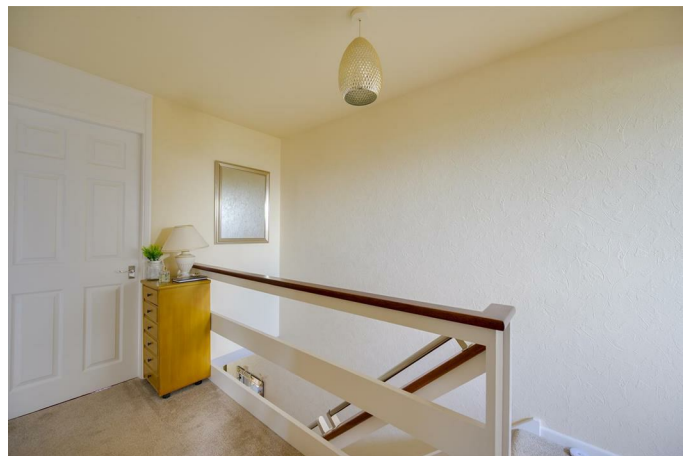
Shower Room



Entrance Hall



Hallway Landing



Lounge/Dining Room
27'1 x 10'8 (8.26m x 3.25m)



Bedroom One
13'1 x 10'1 (3.99m x 3.07m)



Kitchen
10'10 x 8'1 (3.30m x 2.46m)



Bedroom Two

11'5 x 10'0 (3.48m x 3.05m)



Bedroom Three

10'1 x 6'11 (3.07m x 2.11m)



Bathroom

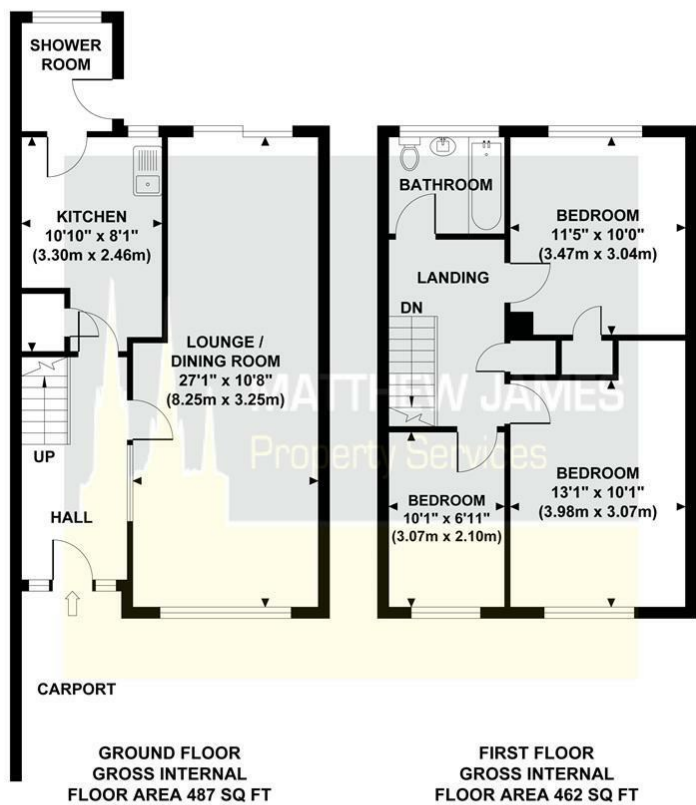


Rear Garden



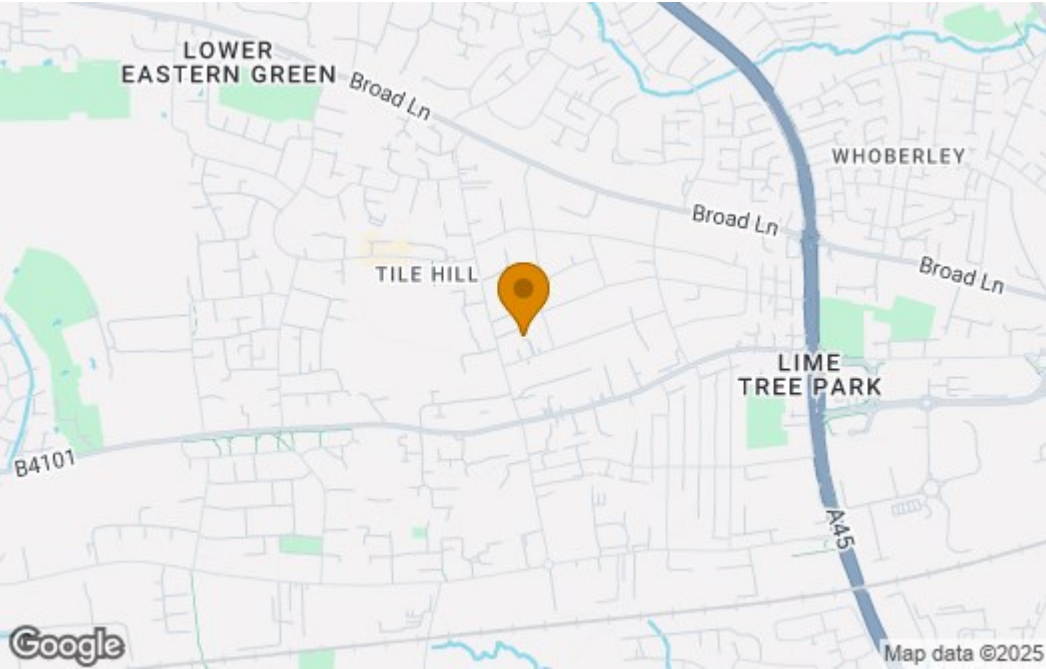
Floor Plan

10 BALLINGHAM CLOSE
Approximate Gross Internal Area
949 sq ft / 88.16 sq m

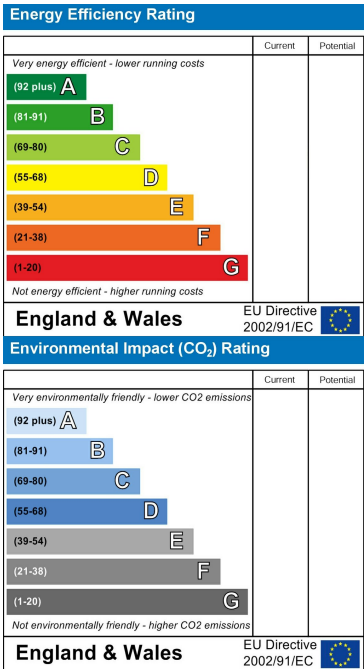


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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

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