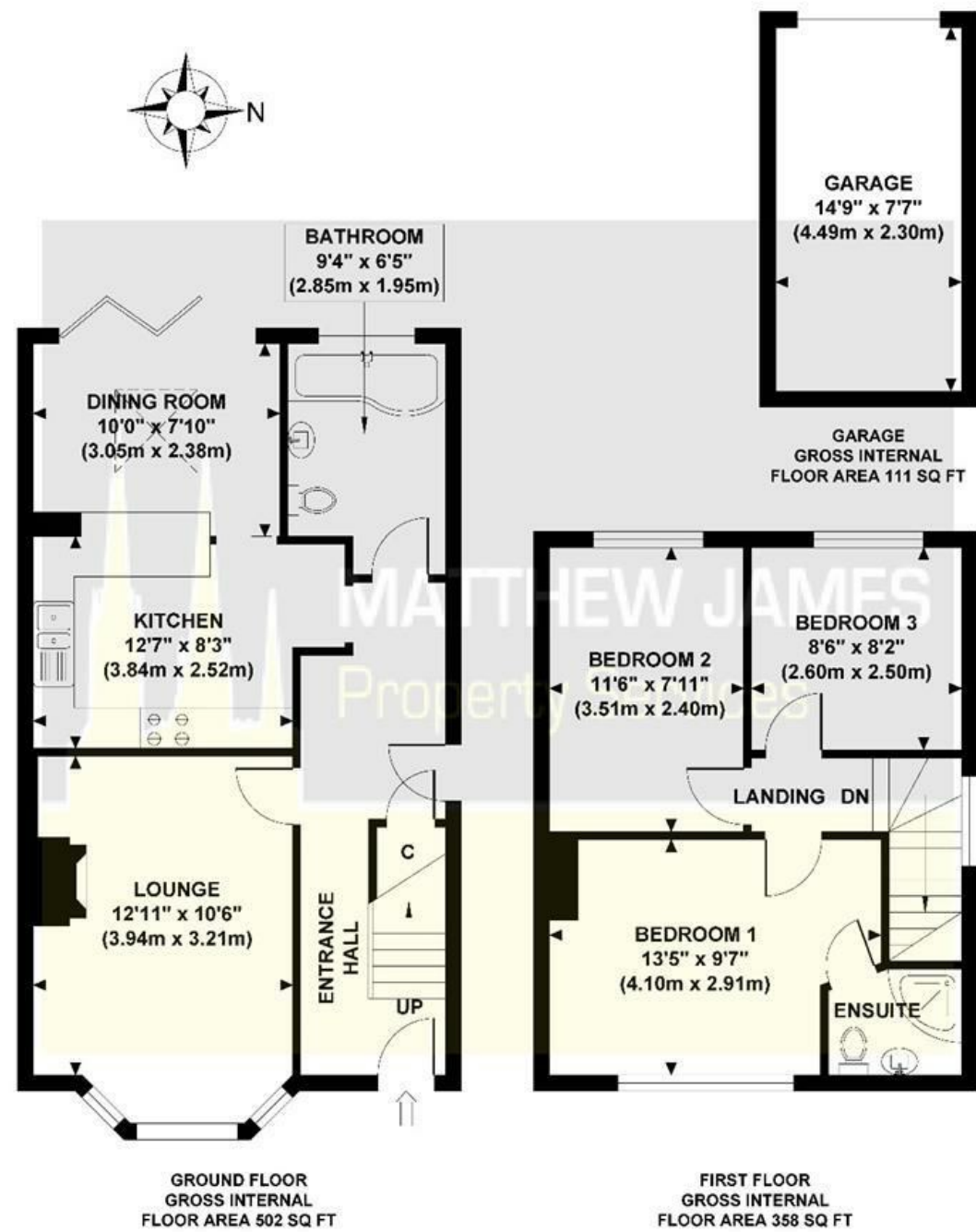
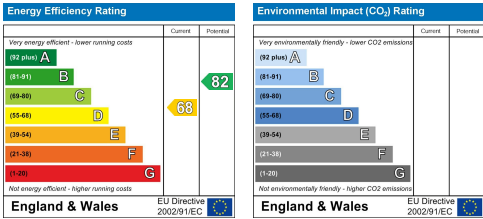


7 LEYS LANE
Approximate Gross Internal Area
971 sq ft / 90.20 sq m



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



7 Leys Lane
Meriden, Coventry CV7 7LQ

THREE BEDROOMS... OPEN PLAN KITCHEN DINING ROOM... GARAGE AND OFF ROAD PARKING... GROUND FLOOR BATHROOM... VILLAGE LOCATION... LOUNGE WITH USEABLE OPEN FIREPLACE... PRIVATE REAR GARDEN... PERFECT FOR FIRST TIME BUYERS... CLOSE TO COUNTRYSIDE WALKS... Being in the heart of England in the sought after village of Meriden, Coventry, this delightful semi-detached house on Leys Lane presents an excellent opportunity for the first-time buyer. The property boasts three well-proportioned bedrooms, including an en-suite shower room, ensuring comfort and privacy for the whole family.

Upon entering the larger than average entrance hallway, you are welcomed by the lounge with working open fireplace making it possible for the winter cosy night in. The heart of the home is the open-plan kitchen and dining area, which features bi-fold doors that seamlessly connect the indoor space to the private rear garden. This design not only enhances natural light but also creates an ideal setting for al fresco dining and gatherings.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY
02477 170170

info@matthewjames.uk.com
www.matthewjames.uk.com

Facebook
Twitter

Offers Over £340,000

7 Leys Lane

Meriden, Coventry CV7 7LQ

 3

 2

 2

 D

- * THREE BEDROOMS *
 - * GARAGE & OFF ROAD PARKING *
 - * SOUGHT AFTER VILLAGE *
- * OPEN PLAN KITCHEN DINING ROOM *
 - * GROUND FLOOR BATHROOM *
 - * CLOSE TO ALL AMENITIES *
- * KITCHEN WITH INTEGRATED APPLIANCES *
 - * QUIET LOCATION *
 - * PERFECT FOR FIRST TIME BUYERS OR THOSE LOOKING TO DOWNSIZE *

Front Garden

Entrance Hallway

Lounge
12'11 x 10'6 (3.94m x 3.20m)

Family Bathroom
9'4 x 6'5 (2.84m x 1.96m)

Open Plan Kitchen
12'7 x 8'3 (3.84m x 2.51m)

Open Dining Room
10' x 7'10 (3.05m x 2.39m)

First Floor Landing

Master Bedroom
13'5 x 9'7 (4.09m x 2.92m)

Master En-Suite

Bedroom Two
11'6 x 7'11 (3.51m x 2.41m)

Bedroom Three
8'6 x 8'2 (2.59m x 2.49m)

Rear Garden

Off Road Parking & Garage



Directions

