

Road Map



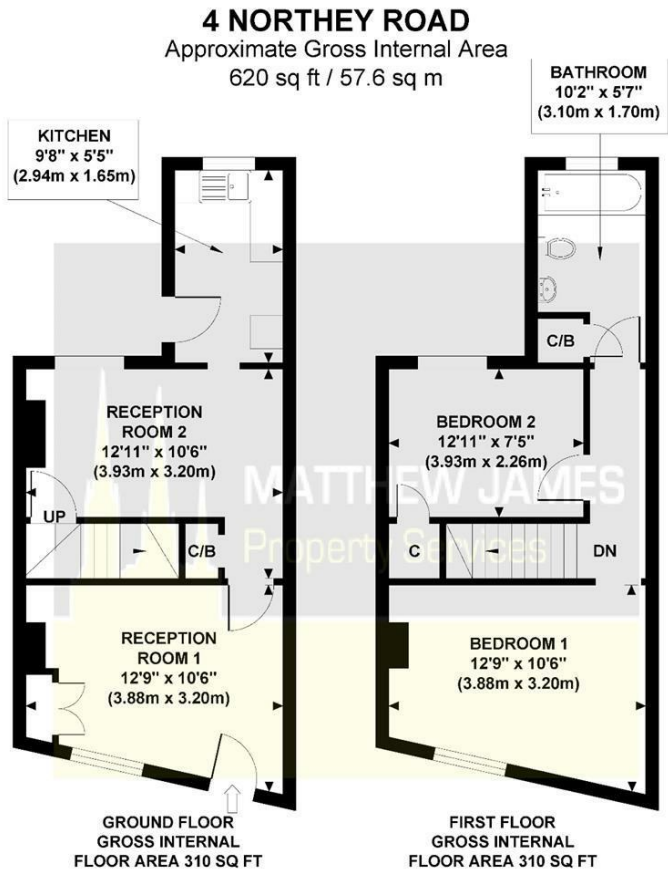
Hybrid Map



Terrain Map



Floor Plan



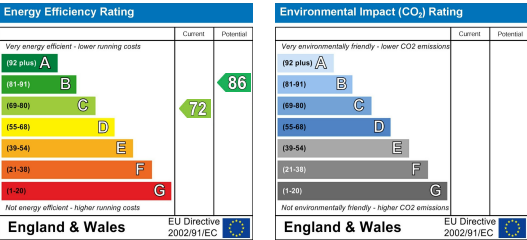
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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



**4 Northey Road**  
Foleshill, Coventry CV6 5NE

**£125,000**



CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY  
02477 170170

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

Facebook  
Twitter



# 4 Northey Road

Foleshill, Coventry CV6 5NE

£125,000



## Approach

Accessed from the road and through the front door into:

## Reception Room One

12'9 x 10'6

Having a PVCu double glazed window to the front elevation, meter cupboard to the one wall and doorway that leads to:

## Reception Room Two

12'11 x 10'6

Having a PVCu double glazed window to the rear elevation, under stairs storage cupboard, stairs that lead off to the first floor and door that leads

## Kitchen

9'8x 5'5

Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top worksurface over, space and plumbing for a washing machine, space for a cooker, space for a fridge freezer and tiling to all splash prone areas.

## First Floor Landing

With doors leading off to:

## Bedroom One

12'9 x 10'6

Having a PVCu double glazed window to the front elevation.

## Bedroom Two

12'11 x 7'5

Having a PVCu double glazed window to the rear elevation.

## Bathroom

10'2 x 5'7

Having a PVCu double obscure glazed window to the rear elevation, panel bath, low level flush WC, pedestal wash hand basin, airing cupboard and tiling to all splash prone areas.

## Rear Garden

Having fenced perimeter, paved patio area, pedestrian gate to the side elevation and mainly laid to lawn.

