



# MATTHEW JAMES

## Property Services



## 28 Bideford Road, Coventry, CV2 3LD

### Offers Over £300,000

Matthew James are delighted to present this outstanding semi-detached family home in the popular Wyken area. The property had been thoughtfully extended and modernised to a high specification, making it an ideal choice for those seeking space, comfort and style. The property boasts ample space for a growing family and is a fantastic opportunity not to be missed!

As you enter, you are greeted by a welcoming entrance porch that leads into a spacious hallway, complete with handy storage solutions. The heart of the home is the fantastic open-plan living area, which seamlessly combines the living room, kitchen, and dining space. This area is perfect for entertaining and family gatherings, featuring a stylish kitchen island, built-in appliances, and bi-folding doors that open up to the garden, allowing for a bright and airy atmosphere. A convenient w.c. is also located on this level for added practicality.

Upstairs, the property boasts a well-proportioned landing that leads to three bedrooms, including two generous doubles and a single, all of which are flooded with natural light. The modern re-fitted shower room adds a touch of luxury to the upper floor.

The exterior of the property includes a driveway that accommodates multiple vehicles, ensuring convenience and a delightful larger than average garden with garage at the rear.

Wyken is a highly regarded area, ideally placed for families as close to excellent local primary and secondary schools, as well as various amenities and retail parks. For those who enjoy the outdoors, Caludon Castle



**Front/ Driveway**

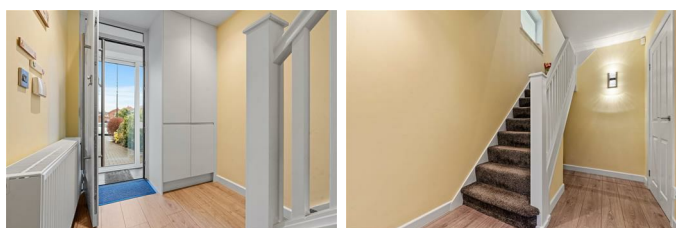


**Hallway Landing**



**Entrance Porch**

**Entrance Hallway**



**Open Plan Living Room/ Kitchen/Dining**  
37'1 x 17'10 (11.30m x 5.44m)



**Ground Floor W.C**  
6'5 x 2'2 (1.96m x 0.66m)



**Bedroom One**

14'1 x 10'5 (4.29m x 3.18m)



**Bedroom Two**

11'1 x 10'6 (3.38m x 3.20m)



### Bedroom Three

9'5 x 7'3 (2.87m x 2.21m)



### Shower Room

7'9 x 7'1 (2.36m x 2.16m)



### Rear Garden



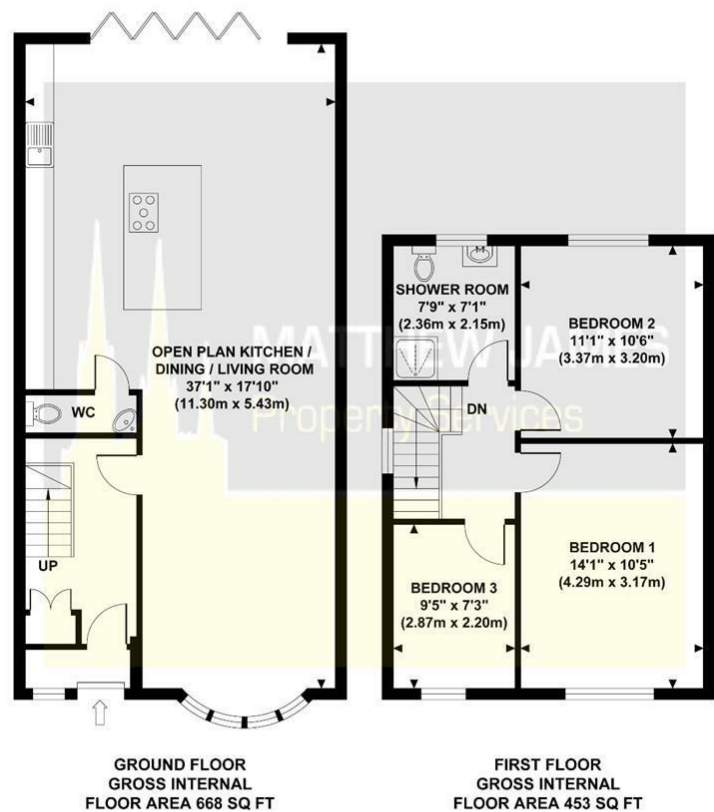
### Ariel Views





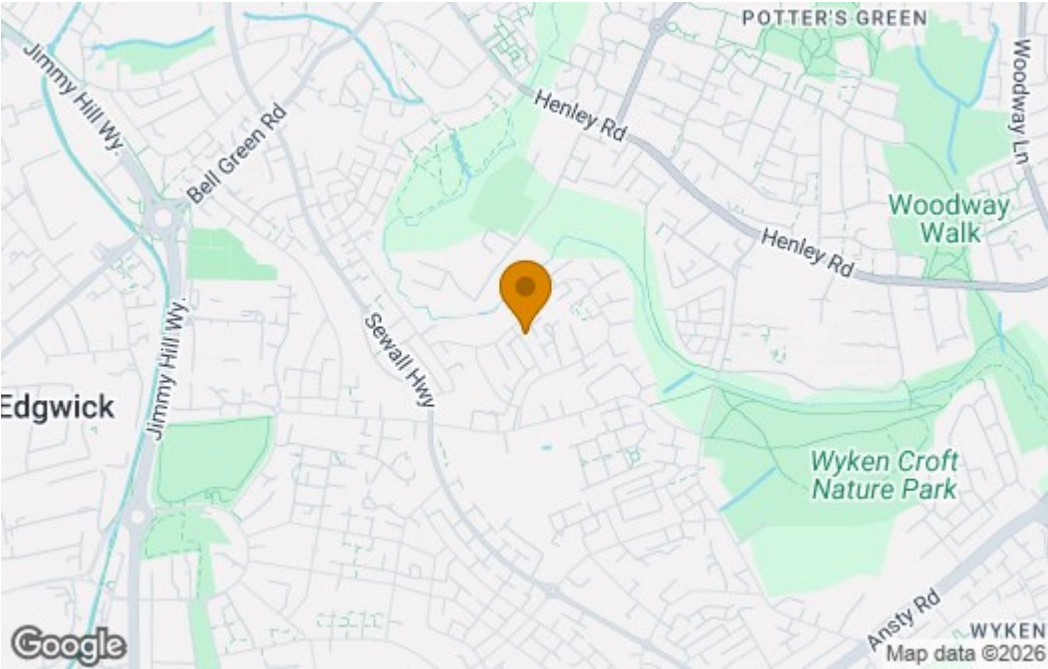
Floor Plan

28 BIDEFORD ROAD  
Approximate Gross Internal Area 1121 sq ft / 104.14 sq m

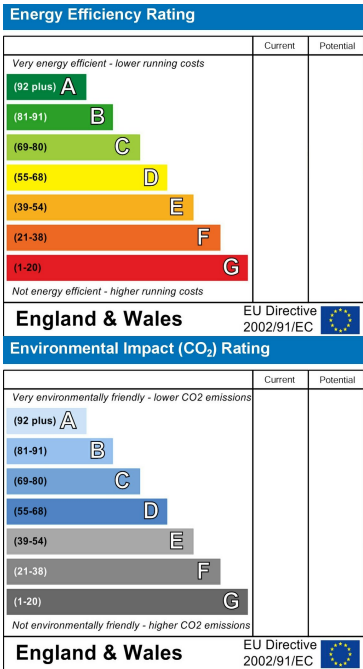


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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