



90 Mary Herbert Street, Cheylesmore, CV3 5EX
Offers Over £250,000 Freehold


MARTIN&CO

Mary Herbert Street, Cheylesmore

3 Bedrooms, 2 Bathroom

Offers Over £250,000

- OPEN PLAN KITCHEN/DINING ROOM
- SEPERATE FRONT LOUNGE
- DOWNSTAIRS WC/SOWER ROOM
- TWO DOUBLE BEDROOMS AND A SINGLE
- MODERN FAMILY BATHROOM

AN EXTENDED THREE BEDROOM END TERRACED HOUSE IN CHEYLESMORE, COVENTRY. Comprising entrance hallway, cloakroom/shower room and open plan dining/kitchen. First floor having three bedrooms and a family bathroom. Front rear side gardens (CORNER PLOT) and a detached garage. Close to amenities. NO CHAIN!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



ENTRANCE HALLWAY 5' 0" x 12' 3" (1.54m x 3.75m)
Enter the home via the UPVC front door and into the hallway. There are carpeted stairs in front of you, and to the right there is access for the front lounge. Next on the right is the access to the dining room, and immediately in front in the access to the downstairs shower room. Storage under the stairs.

FRONT LOUNGE 9' 10" x 12' 4" (3.0m x 3.76m)
Benefiting from having a carpeted floor and a UPVC double glazed window. Wallpapered chimney breast with a feature fire.

DOWNSTAIRS SHOWER ROOM 4' 11" x 4' 11" (1.5m x 1.5m) Having a white suite comprising of shower cubicle, WC and sink.

DINING ROOM 9' 10" x 12' 0" (3.0m x 3.66m) Having a carpeted floor and decorated in a neutral colour, this open plan room has direct access to the kitchen extension.

KITCHEN EXTENSION 14' 10" x 7' 1" (4.54m x 2.16m)
A modern kitchen with integrated hob, oven and extractor. A stainless-steel sink unit overlooks the rear garden via the UPVC double glazed window. The rear patio door provides access to the outside.

FIRST FLOOR LANDING Providing access to all the bedrooms, bathroom and the loft.

FRONT BEDROOM 9' 5" x 13' 9" (2.88m x 4.20m)
Having built in wardrobes and a carpeted floor, this room benefits from having a bay window².

REAR BEDROOM 10' 1" x 12' 1" (3.09m x 3.7m)
Decorated in a neutral colour and heated by gas central heating. Having a carpeted floor and UPVC double glazed window.

SINGLE BEDROOM 5' 10" x 7' 2" (1.8m x 2.20m)
Decorated in a neutral colour and having a UPVC double glazed window.

FAMILY BATHROOM 5' 10" x 7' 2" (1.8m x 2.20m)
Having a white suite comprising bath, WC and sink.

OUTSIDE Front, rear and side gardens with a detached single garage and off-road parking.







GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



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TOTAL FLOOR AREA: 934 sq.ft. (86.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for guidance purposes only and should be used in conjunction with a professional surveyor. The services, systems and appliances shown here are not tested and no guarantee is given as to their operability or efficiency can be given. Made with MapInfo 11.2003.

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