

Road Map



Hybrid Map

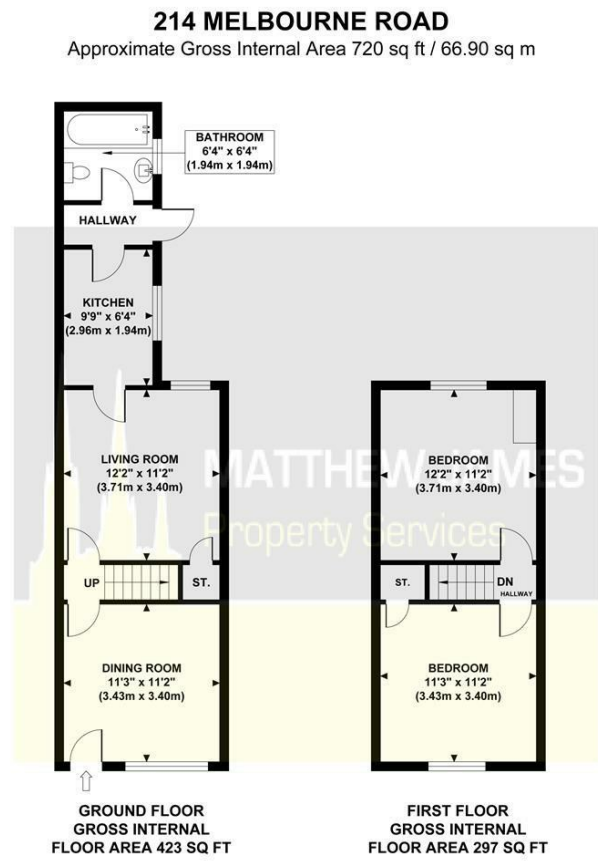


Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan



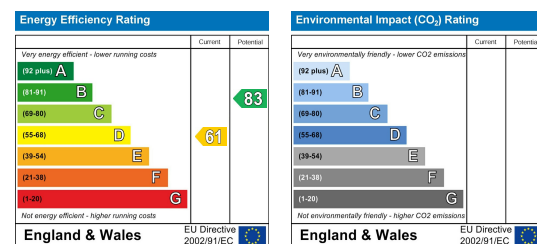
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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

Energy Efficiency Graph



**214 Melbourne Road**

Earlsdon, Coventry CV5 6JE

Offers Over £170,000



CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

# 214 Melbourne Road

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Offers Over £170,000



## Front Garden

Having a walled foregarden with gate which leads to the front door and into:

## Reception Room One

11'3 x 11'2

Having a PVCu double glazed bay window to the front and door that leads to the:

## Inner Hallway

Having stairs that lead off to the first floor and further door that leads off to the:

## Reception Room Two

12'2 x 11'2

Having a PVCu double glazed window that leads to the rear elevation, under stairs storage cupboard, feature 'real flame' gas fire with hearth, mantle and surround and a further door that leads to the:

## Kitchen

9'9 x 6'4

Having a PVCu double glazed window to the side elevation, a range of 'white gloss' kitchen units with space for an under counter oven, newly installed four ring gas hob, space and plumbing for a washing machine and doorway leading to the:

## Family Shower Room

6'8 x 6'5

Having a PVCu double obscure glazed window to the side elevation and a brand newly installed corner 'walk-in' shower enclosure, low level flush WC, pedestal wash hand basin and extractor.

## Inner Lobby

Having space and power for an upright fridge freezer, PVCu obscure glazed door that leads to the rear garden area and further door that leads to the:

## First Floor Landing

Having doors leading off to:

## Bedroom One

12'2 x 11'2

Having a PVCu double glazed window to the rear elevation.

## Bedroom Two

11'3 x 11'2

Having a PVCu double glazed window to the front elevation and over stairs storage cupboard.

## Rear Garden

Having walled and fenced perimeter with pedestrian gate to the rear.

