MATTHEW JAMES
Property Services

79 Jobs Lane, Coventry, CV4 9EB
O.I.R.O £260,000

MASSIVELY EXTENDED... FOUR RECEPTION ROOMS... OFF ROAD PARKING... GROUND FLOOR WC... THREE / FIVE BEDROOMS... NO UPWARD CHAIN... CLOSE TO AMENITIES AND MAIN BUS ROUTES... LOFT ROOM... PERFECT FOR THE GROWING FAMILY... SEMI DETACHED. Located in Tile Hill, Coventry, this semi-detached house presents an excellent opportunity for families seeking a spacious and versatile home. Boasting three well-proportioned bedrooms, this property has been significantly extended to offer a potential five-bedroom layout, making it ideal for a growing family or those in need of extra space.

Upon entering, you have a generous reception room that flows seamlessly into a second and third reception room, a large kitchen, perfect for family gatherings and entertaining guests. The property features four reception rooms in total , providing ample space for relaxation and leisure. Additionally, a convenient ground floor cloakroom enhances the practicality of the home.

The attic room offers further potential, as a study, storage or a playroom, catering to your family's unique needs. Outside, the property benefits from off-road parking and a good sized rear garden, providing a private outdoor space for children to play or for hosting summer barbecues.

Situated close to local amenities, this home ensures that you are never far from essential services and recreational facilities. With no upward chain, this property is ready for you to move in and make it your own. In summary, this semi-detached house on Jobs Lane is a fantastic opportunity for those looking for a spacious, adaptable home in a convenient location. Don't miss your chance to view this remarkable property. Call us now to book your viewing!

Off Road Parking / Side Access

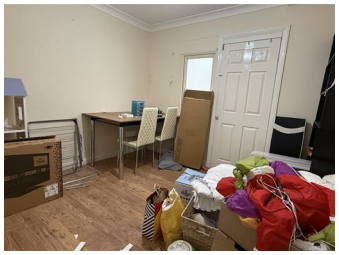
Accessed vi dropped kerb, pedestrian access to the side elevation and through the front door leads into the:

Entrance Hallway
Having under stairs storage, stairs off to the first floor and doors leading off to:

Lounge / Bedroom
15'11 x 12 (4.85m x 3.66m)

Having a PVCu double glazed window to the front elevation and double doors that open into the:

Dining Room / Bedroom
10' x 10 (3.05m x 3.05m)



Having a door that leads to the kitchen and further door with picture window to the side that leads to the:

Sitting Room / Garden Room
10'4 x 9'11 (3.15m x 3.02m)

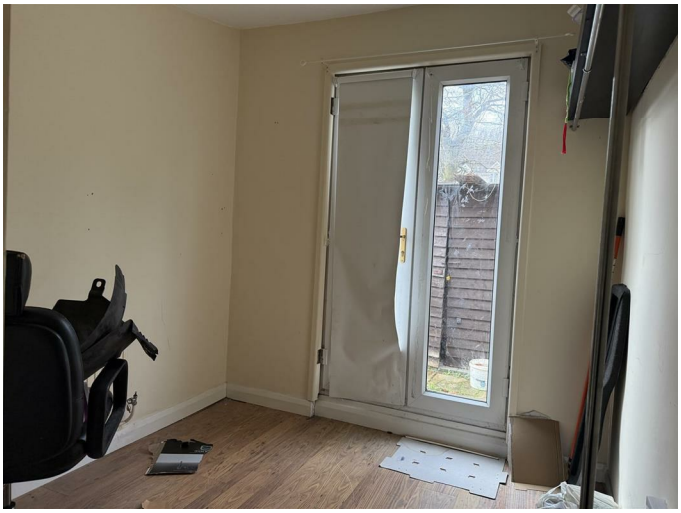
Having a PVCu double glazed window to the rear elevation and PVCu double glazed door that leads to the rear garden area.

Kitchen
28'10 x 7'2 (8.79m x 2.18m)

Being extended with a PVCu double glazed door that leads to the side elevation, a range of wall, base and drawer units with roll top work surface over, space for a fridge freezer, space and plumbing for a washing machine, four ring gas hob with extractor over, tiling to all splash prone areas and door leading off to the:

Ground Floor WC
3'6 x 2'2 (1.07m x 0.66m)
Having a high level flush WC.

Study / Playroom / Hobby Room
9'10 x 7'7 (3.00m x 2.31m)



Having PVCu double glazed French doors that lead to the rear garden area. The perfect study / playroom.

First Floor Landing
Having a PVCu double glazed window to the side elevation and doors leading off to:

Bedroom One
15'7 x 10'11 (4.75m x 3.33m)

Having a PVCu double glazed window to the front elevation and fitted wardrobes to the one wall.

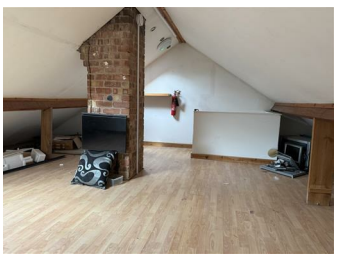
Bedroom Two
12'3 x 10'6 (3.73m x 3.20m)

Having a PVCu double glazed window to the front elevation.

Bedroom Three
10'5 x 7'2 (3.18m x 2.18m)

Having a PVCu double glazed window to the front elevation and paddle stairs that lead off to the:

Loft Room
21'8 x 18'4 (6.60m x 5.59m)



Having two windows to the rear elevation.

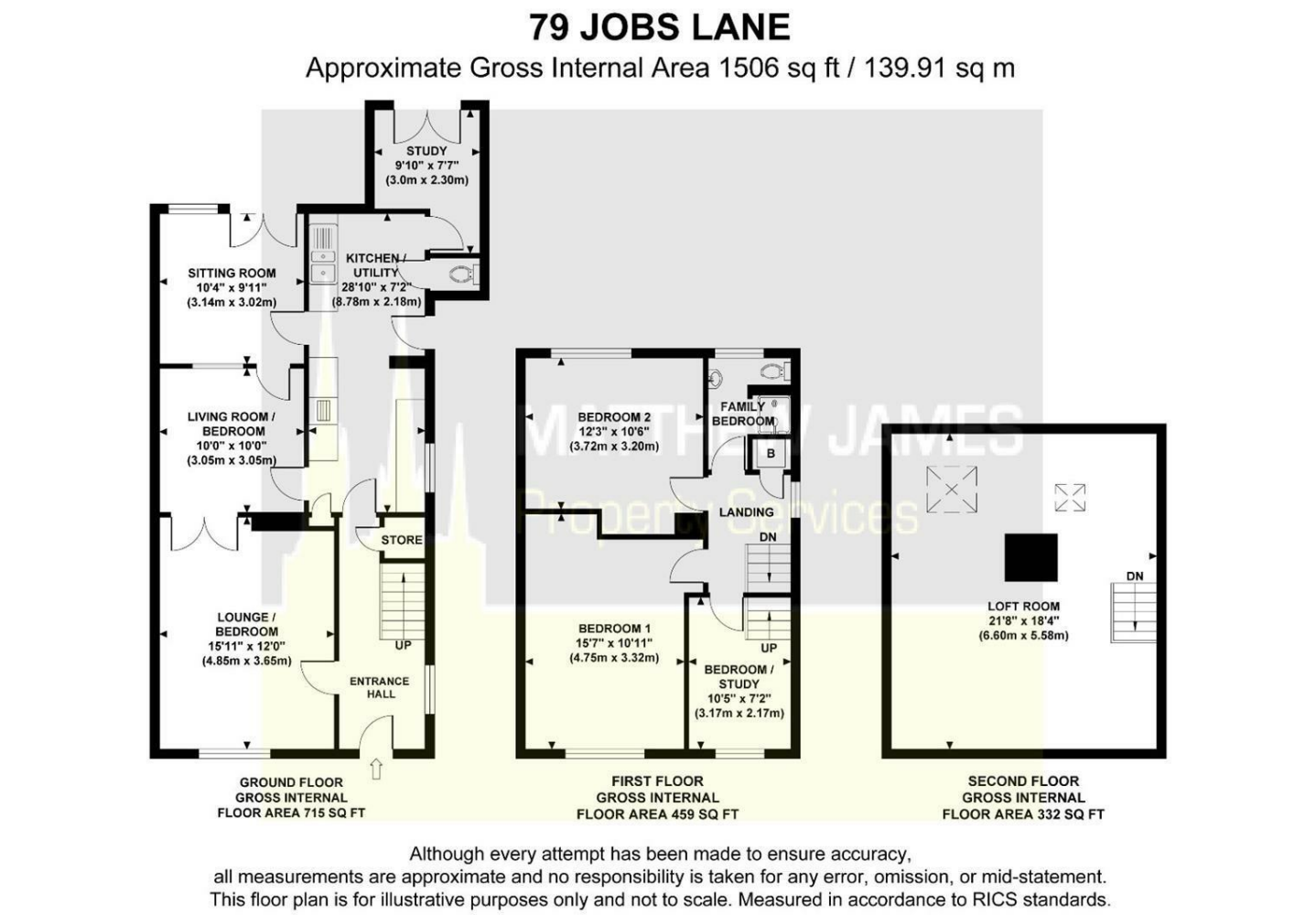
Family Shower Room
8'1 x 5'7 (2.46m x 1.70m)

Having a PVCu double obscure glazed window to the rear elevation, low level flush WC, walk-in shower enclosure, vanity wash hand basin with storage beneath, extractor and ladder style heated towel rail.

Rear Garden

Having fenced perimeter with paved patio area, step up to mainly laid to lawn area.

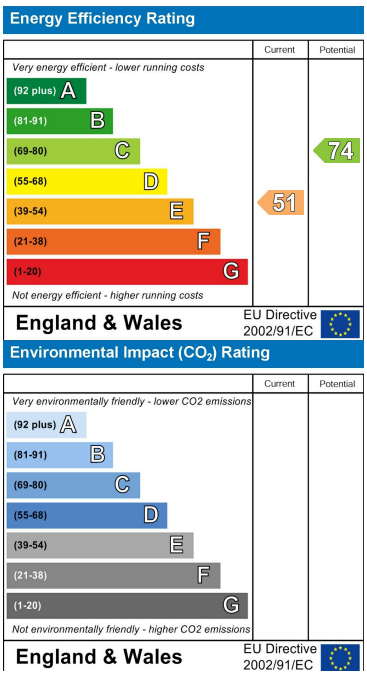
Floor Plan



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.

Area Map

Energy Efficiency Graph



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CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

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