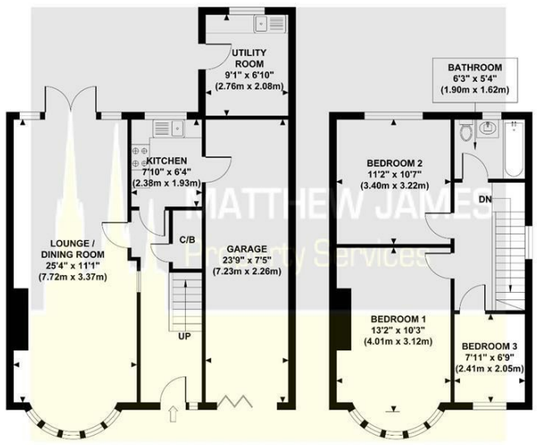
## Road Map

## Hybrid Map

## Terrain Map

## Floor Plan

**9 MARY HERBERT STREET**
Approximate Gross Internal Area
1150 sq ft / 106.9 sq m

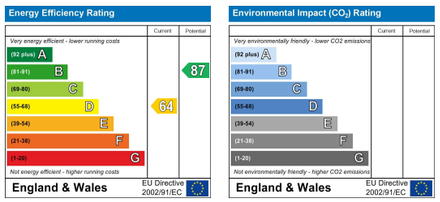



Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

CONTACT INFORMATION

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MATTHEW JAMES
Property Services

# 9 Mary Herbert Street

Cheylesmore, Coventry CV3 5ER

**£285,000**

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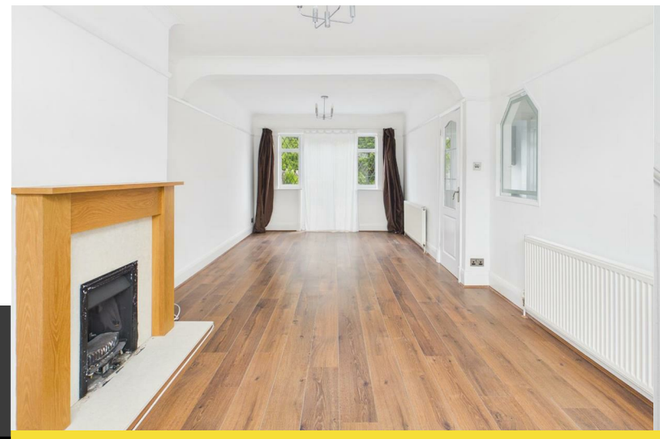

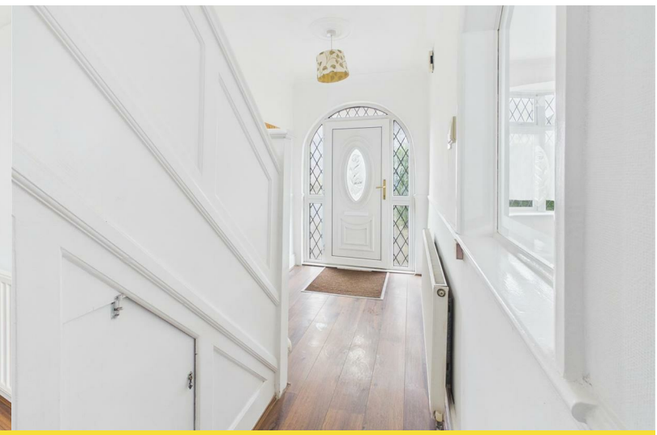

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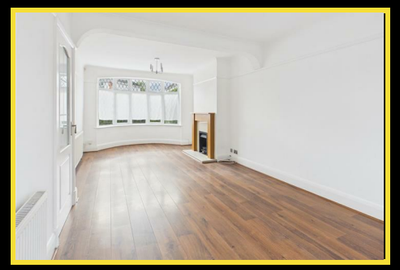
Cheylesmore, Coventry CV3 5ER

## £285,000



**Front Garden & Off Road Parking**
Having hedged and fenced perimeter with off road parking accessed via a dropped kerb leading to the garage and access through the front door leading into the:

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

**Lounge Dining Room**
25'4 x 11'1
Having a PVCu double glazed bay window to the front elevation, feature fireplace with inset 'real flame' fire, hearth, mantle and surround and PVCu double glazed French doors with picture windows to the side.

**New Fitted Kitchen**
7'10 x 6'4
Having a PVCu double glazed window to the rear elevation, a brand newly installed modern gloss kitchen with integrated oven, hob and extractor, space for a fridge freezer and PVCu double obscure glazed door that leads to the:

**Double Tandem Garage**
23'9 x 7'5
Being of tandem style with opening door to the front elevation, roof storage and doorway that leads to the:

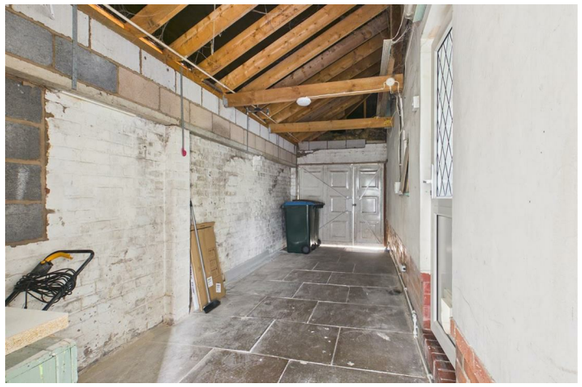
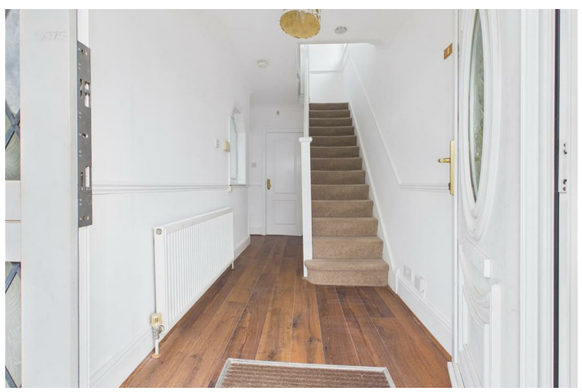
**Utility Room**
9'1 x 6'10
Having a PVCu double glazed window to the rear elevation, work surface with plumbing and space for a washing machine, wall mounted central heating boiler and PVCu double obscure glazed door to the rear elevation.

**First Floor Landing**
Having a PVCu double glazed window to the side elevation, balustrade, access to the loft area and doors leading off to the:

**Bedroom One**
13'2 x 10'3
Having a PVCu double glazed bay window to the front elevation.

**Bedroom Two**
11'2 x 10'7
Having a PVCu double glazed window to the rear elevation.

**Bedroom Three**
7'11 x 6'9
Having a PVCu double glazed window to the front elevation.

**Family Bathroom**
6'3 x 5'4
Having a PVCu double obscure glazed window to the rear elevation, modern design with panel bath and shower over, vanity style wash hand basin, low level flush WC and modern tiling to all splash prone areas.

**Rear Garden**
Having fenced perimeter, paved patio area and mainly laid to lawn.