

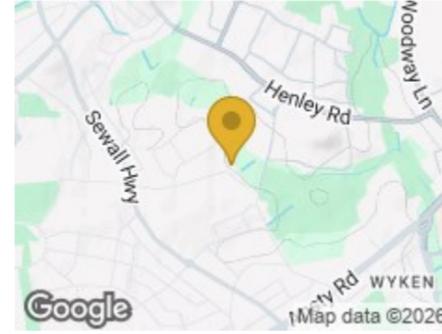
Road Map



Hybrid Map



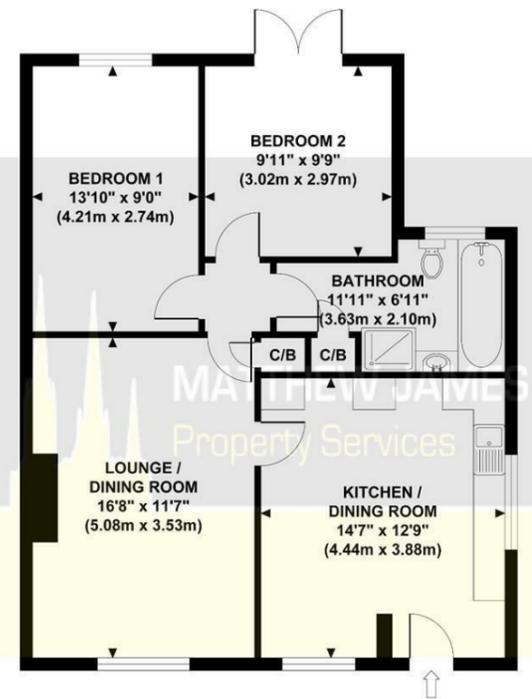
Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

**73 ATTWOOD CRESCENT**  
Approximate Gross Internal Area 706 sq ft / 65.60 sq m



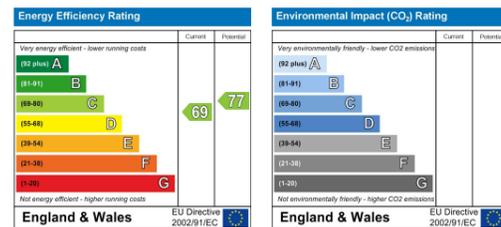
**GROSS INTERNAL FLOOR AREA 706 SQ FT**

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



**73 Attwood Crescent**

Wyken Green, Coventry CV2 3JY

Offers Over £195,000



CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

# 73 Attwood Crescent

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## Front Garden

Laid mainly to lawn with walled perimeter, planted borders, gate to the side leads to the:

## Side Garden

Having a planted border and opening to the rear garden.

## Open Plan Kitchen Dining Room

14'7 x 12'9

Accessed through the front door with PVCu double glazed window to the front and side elevations, a range of wall base and drawer units with space beneath for appliances, space for table and seating, tiling to all splash prone areas and doorway that leads to the:

## Lounge Dining Room

16'8 x 11'7

Having a PVCu double glazed window to the front elevation, feature fireplace with inset electric real flame fire with hearth, mantle and surround, cupboard off and door that leads to the:

## Inner Hallway

Having doors that lead off to:

## Bedroom One

13'10 x 9'

Having a PVCu double glazed window to the rear elevation.

## Bedroom Two

9'11 x 9'9

Having PVCu double glazed French doors that lead to the rear garden.

## Extended Family Bathroom / Shower Room

11'11 x 6'11

Having a PVCu double obscure glazed window to the rear elevation, walk-in shower enclosure, panel bath, vanity wash hand basin, illuminated mirror and tiling to all splash prone areas.

## Rear Garden

Being laid to slabs and having fenced, walled and planted borders.

## Garage & Off Road Parking

(Not Measured) Being off brick built design with an up and over door to the front elevation. There is also gated off road parking to the front of the garage.

