MATTHEW JAMES
Property Services









12 Plantshill Crescent, Coventry, CV4 9RL
£1,200 Per Calendar Month

THREE DOUBLE BEDROOMS... SEMI DETACHED... OFF ROAD PARKING FOR TWO CARS... GREAT LOCATION... LIVING ROOM & DINING ROOM... BEAUTIFUL THROUGHOUT... PERFECT FOR TILE HILL TRAIN STATION... You have to view this property to see what is being offered for rental. Briefly comprising of off road parking for two cars accessed via dropped kerb, lounge, dining room, kitchen, three double bedrooms, family bathroom with shower over bath, outbuilding storage and further WC and mature back garden with patio areas. Perfectly located for those that travel close to the A45 and Tile Hill train station and also schools, shops and other local amenities.

Front Garden
Laid mainly to block paving allowing access for off road parking via a dropped kerb and also having pedestrian access via a gate to the side elevation.

Entrance Hallway
Having a PVCu double glazed window to the side elevation, stairs off to the first floor, under stairs storage and doors leading off to:

Living Room
14'3 x 11'11 (4.34m x 3.63m)
Having a PVCu double glazed bay window to the front elevation, feature fireplace with hearth mantle and surround and ornate archway that leads to the:

Dining Room
11' x 9'11 (3.35m x 3.02m)
Having a serving hatch to the kitchen and sliding PVCu double glazed doors to the rear elevation.

Kitchen
15'7 x 7'10 (4.75m x 2.39m)
Having a PVCu double glazed window and door that leads to the rear garden area, a range of wall, base and drawer units with roll top work surface over, space for an under counter fridge freezer, space for a stand alone cooker, space and plumbing for a washing machine and tiling to all splash prone areas.

First Floor Landing
Having a PVCu double glazed window to the side elevation, airing cupboard housing the central heating combination boiler, access to the loft area and doors leading off to:

Bedroom One
14'3 x 10'9 (4.34m x 3.28m)
Having a PVCu double glazed window to the front elevation and fitted wardrobes to the one wall.

Bedroom Two
12'2 x 10'1 (3.71m x 3.07m)
Having a PVCu double glazed window to the rear elevation and fitted wardrobes to the one wall.

Bedroom Three
10'3 x '3 (3.12m x '0.91m)
Having a PVCu double glazed window to the front elevation.

Family Bathroom
(Not Measured) Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower over, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

Outside Building
Having a brick built out building with high level flush WC and separate storage facility. Also has power and lighting and is perfect for those that use a chest freezer and a tumble dryer.

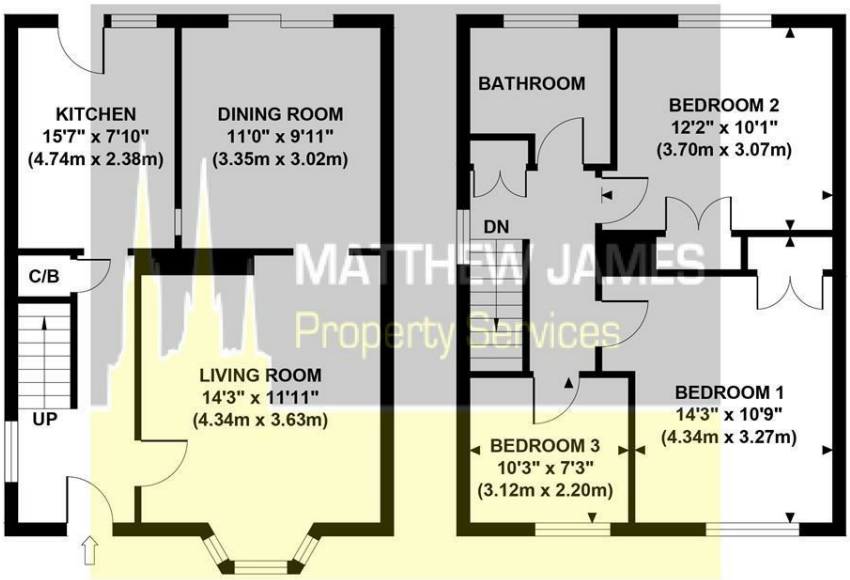
Rear Garden
Beautifully manicured with paved patio areas, planted beds and mainly laid to lawn.

Floor Plan

12 PLANTSHILL CRESCENT

Approximate Gross Internal Area

896 sq ft / 83.2 sq m



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 452 SQ FT

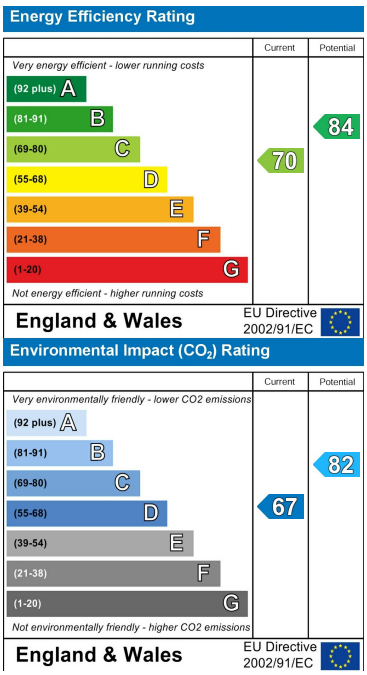
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 443 SQ FT

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.

Area Map



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

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter