

Road Map



Hybrid Map



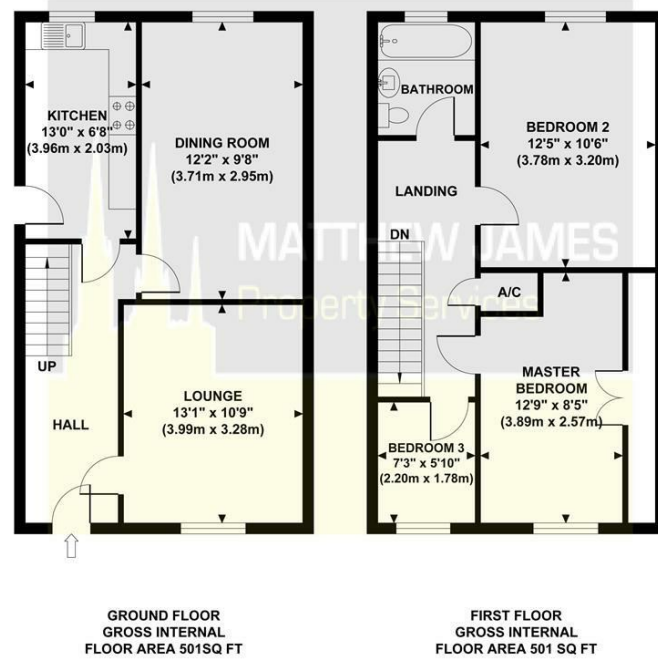
Terrain Map



MATTHEW JAMES
Property Services

Floor Plan

47 DEANS WAY, EXHALL, COVENTRY
Approximate Gross Internal Area 1002 sq ft / 93.08 sq m



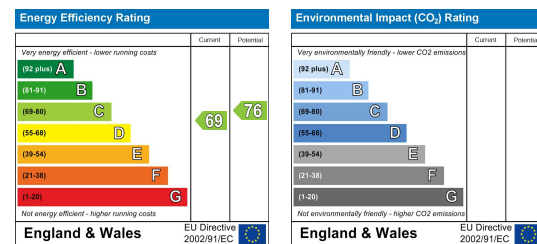
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

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

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



47 Deans Way

Ash Green, Coventry CV7 9HG

Offers Over £230,000



CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

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Front Garden Area

Having a block paved hardstanding to the front, pedestrian gate to the side and rear elevations and access through the front door into the:

Entrance Hallway

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

Lounge

13'1 x 10'9

Having a PVCu double glazed window to the front elevation and feature fireplace with inset shelving to the sides.

Dining Room

12'2 x 9'8

Having a PVCu double glazed window to the rear elevation.

Kitchen

13' x 6'8

Having a PVCu double glazed window to the rear elevation, PVCu double obscure glazed door to the side elevation, a range of wall, base and drawer units with roll top work surface over, integrated fridge and freezer, oven with hob and extractor over, space and plumbing for a washing machine, built-in cupboards and tiling to all splash prone areas.

First Floor Landing

Having a PVCu double glazed window to the side elevation, bannister, large airing cupboard and doors leading off to:

Bedroom One

12'9 x 8'5

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

Bedroom Two

12'5 x 10'6

Having a PVCu double glazed window to the front elevation.

Bedroom Three

7'3 x 5'10

Having a PVCu double glazed window to the front elevation.

Family Bathroom

Having a PVCu double obscure window to the rear elevation, panel bath with Triton T80 shower over, vanity wash hand basin with storage beneath, integrated WC and ladder style heated towel rail.

Rear Garden

Having fenced perimeter, mainly laid to lawn with paved patio and pathway that leads to the:

Garage

Having door and up and over door to one end.

