



# MATTHEW JAMES

## Property Services



## 35 Milford Close, Coventry, CV5 9BS

### Offers Over £500,000

Matthew James are delighted to present this beautiful detached family home, set on an impressive corner plot within a peaceful cul-de-sac in the desirable Allesley Village area. Massively extended and improved throughout the property offers an abundance of space and charm, perfect for a growing family.

As you step inside, you are greeted by a bright and spacious entrance hall, which conveniently features a ground floor w.c. The lounge through diner is a true highlight, boasting a feature media wall and a bay window that invites natural light to flood the room. Along with two sets of sliding doors leading to the rear garden, this area is ideal for relaxation and entertaining. The modern kitchen breakfast room is equipped with sleek white units, a kitchen island, and integrated appliances including a dishwasher, oven, hob, and extractor fan. There is also ample space for a fridge freezer, making it a practical and stylish space for family meals. Adjacent to the kitchen, a separate utility room provides additional convenience and leads into a versatile office, perfect for remote work or as a playroom.

Venturing upstairs, the split-level landing leads to four impressive double bedrooms. The master bedroom features an en-suite shower room with his and hers vanity wash hand basins having convenient storage underneath while the well-appointed family bathroom serves the other bedrooms, ensuring comfort for all family members and guests.

Externally, the property boasts a delightful wrap-around garden, providing ample space for outdoor activities and sunny days and the driveway provides off street parking for multiple vehicles. This home truly embodies the essence of family living in a sought-after location. With its spacious rooms and beautiful surroundings, it is a must-see for anyone looking to settle in Allesley Village.

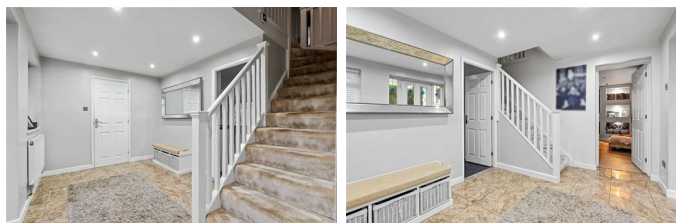


## Approach/ Driveway



## Entrance Hall

12'0 x 8'6 (3.66m x 2.59m)



## Lounge/ Diner

24'1 x 12' 11 (7.34m x 3.66m 3.35m)



## Kitchen Breakfast Room

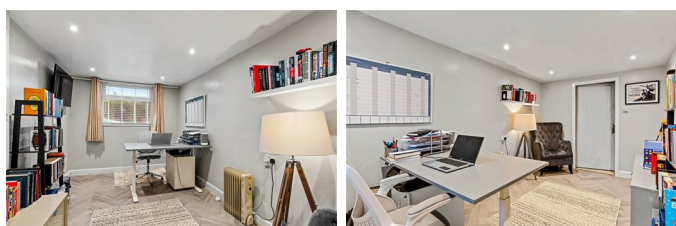
15'9 x 15'2 (4.80m x 4.62m)



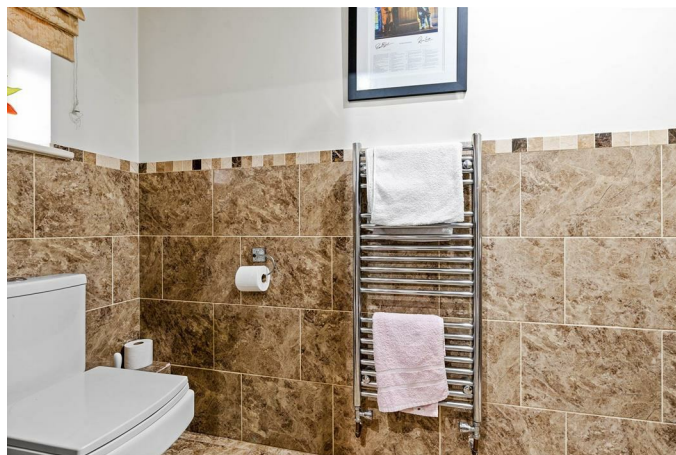
## Utility Room

9'4 x 8'6 (2.84m x 2.59m)

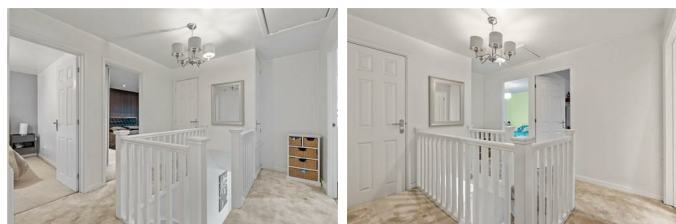
## Office



## Downstairs W.C



## Upstairs Landing



## Master Bedroom

14'2 x 10'7 (4.32m x 3.23m)



## En-Suite Shower Room

8'10 x 5'5 (2.69m x 1.65m)





### Bedroom Two

14'2 x 10'7 (4.32m x 3.23m)



### Family Bathroom

8'10 x 6'3 (2.69m x 1.91m)



### Bedroom Three

13'10 x 9'7 (4.22m x 2.92m)



### Rear Garden



### Aerial Views



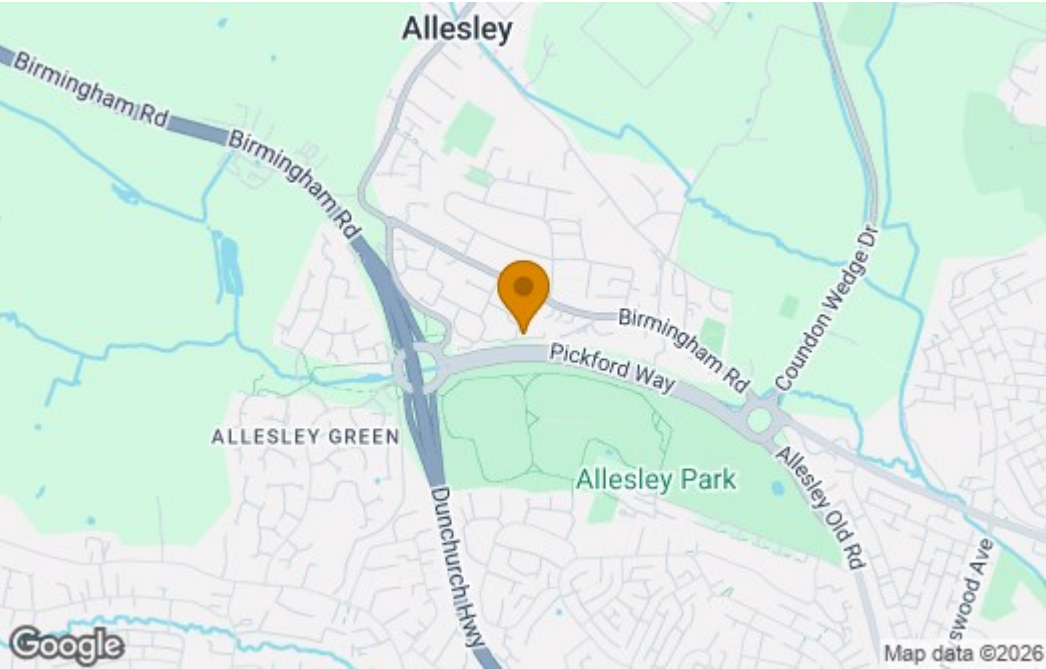
### Bedroom Four

10'8 x 9'9 (3.25m x 2.97m)

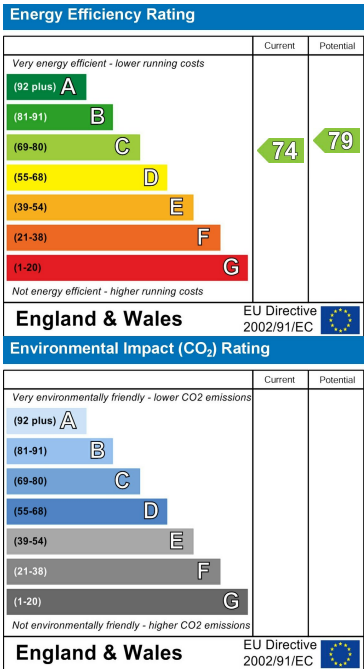


Floor Plan

Area Map



Energy Efficiency Graph



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