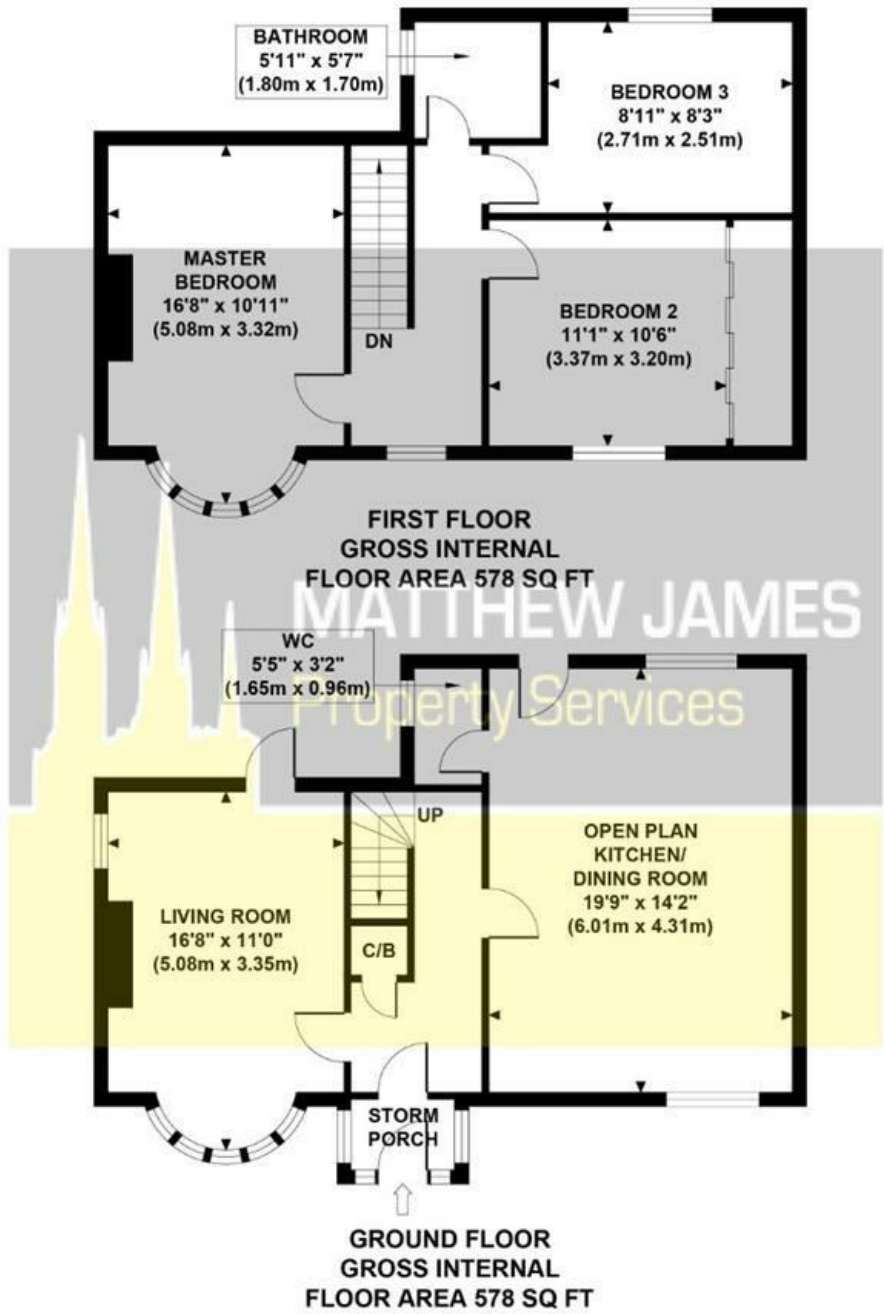
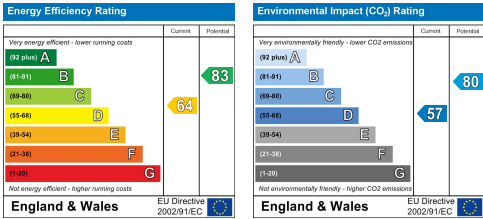


3 Southbank Road  
Approximate Gross Internal Area  
1156 sq ft / 107.4 sq m



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.

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.



MATTHEW JAMES  
Property Services



3 Southbank Road  
Coundon, Coventry CV6 1EZ

\*\*YOUTUBE VIDEO AVAILABLE\*\* DOUBLE FRONTED SEMI DETACHED... PLANNING PERMISSION TO EXTEND... THREE BEDROOMS... OPEN PLAN MODERN KITCHEN DINING ROOM... JACUZZI BATHROOM... LARGE GARDEN PLOT... INDEPENDENT WORKSPACE / CABIN / HOBBY ROOM. Located in the heart of Coundon, this beautiful three bedroom double fronted semi detached needs to be viewed to appreciate what is being offered for sale. Briefly comprising of three bedrooms, Jacuzzi family bathroom, living room, modern open plan kitchen dining room, ground floor cloakroom, larger plot than normal incorporating off road parking for numerous vehicles if required, cabin with power and lighting that could be very easily used as a 'working from home space', gym or hobby room. The property is PVCu double glazed throughout and has Vaillant gas central heating. There is also current planning permission in place to add a dining room and utility onto the ground floor and a further double bedroom with en-suite to the first floor. The property is located close to all amenities including schools, shops, eateries and a main bus route into Coventry City Centre. Call us now to book your viewing.

£339,995

CONTACT INFORMATION

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# 3 Southbank Road

Coundon, Coventry CV6 1EZ



- Three Bedrooms
- Large Garden Plot to Side
- Independent Outdoor Working Space
- Open Plan Kitchen Dining Room
- Planning Permission In Place To Extend
- Beautiful Throughout
- Perfect Family Home
- Double Fronted Semi Detached
- Ample Off Road Parking
- \*\*Youtube Video Available\*\*

## Front Garden

## Storm Porch

## Entrance Hallway

## Living Room

16'8 into the bay x 11' (5.08m into the bay x 3.35m)

## Open Plan Kitchen Dining Room

19'9 x 14'2 (6.02m x 4.32m)

## Ground Floor Cloakroom

5'5 x 3'2 (1.65m x 0.97m)

## First Floor Landing

## Master Bedroom

16'8 into the bay x 10'11 (5.08m into the bay x 3.33m)

## Bedroom Two

11'1 x 10'6 (3.38m x 3.20m)

## Bedroom Three

8'11 x 8'3 (2.72m x 2.51m)

## Family Bathroom

5'11 x 5'7 (1.80m x 1.70m)

## Rear & Side Gardens

## Independent Working Space / Cabin / Gym

12'5 x 10'8 (3.78m x 3.25m)

## Planning Permissions link:



## Directions