



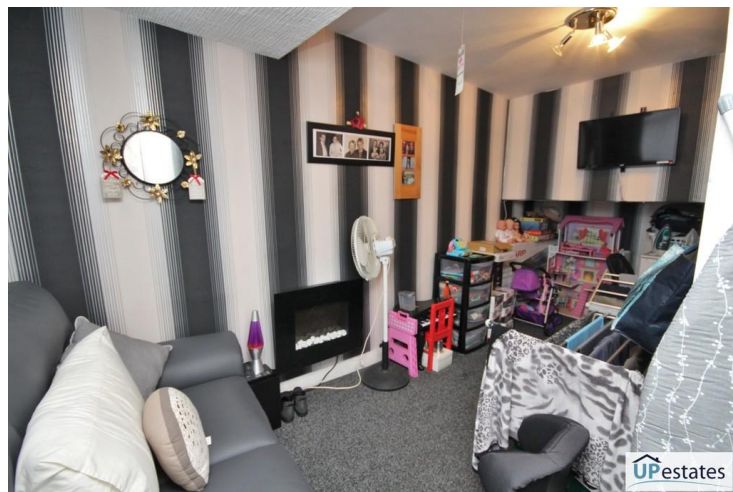
- Three Double Bedrooms
- Four Piece Family Bathroom
- Open Plan Lounge/Kitchen Diner
- Converted Garage
- Off Road Parking for Two
- Landscaped Rear Garden



****THREE DOUBLE BEDROOMS**** A well presented three bedroom semi detached property in a great location near to Walsgrave Hospital. Benefitting from a well presented open plan lounge/kitchen diner plus a converted garage into a study/playroom. Comprising; Porch, Study/Playroom, Lounge, Kitchen/Diner, Three Bedrooms and a four piece Family Bathroom. Outside there is off road parking to the front and a landscaped rear garden with separate gated area. CALL NOW TO VIEW!

PORCH With a door leading into the Hall and Study/Playroom

STUDY/PLAYROOM 7' 3" x 19' 4" (2.22m x 5.9m) A converted garage with window to the front, electric fire, power and lighting. A great space for a family room or working from home.



LOUNGE 10' 9" x 15' 0" (3.28m x 4.59m) A spacious lounge, open plan into the kitchen/diner, window to the front, central heating radiator and a door to the stairs.



KITCHEN DINER 18' 6" x 8' 8" (5.65m x 2.65m)

Including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, space and plumbing for appliances, doors to the side and patio doors to the rear.



BEDROOM ONE 9' 8" x 13' 4" (2.97m x 4.08m)

Bedroom one is set to the front of the property, with a window to the front, central heating radiator and an inset for a full set of wardrobes.



BEDROOM TWO 9' 9" x 10' 7" (2.98m x 3.25m) A double bedroom with window to the rear and a central heating radiator.



BATHROOM 8' 7" x 8' 4" (2.62m x 2.56m) Max A well presented four piece bathroom, with shower cubicle, bath, hand wash basin and low level WC. Two windows to the side and rear and a heated towel rail.

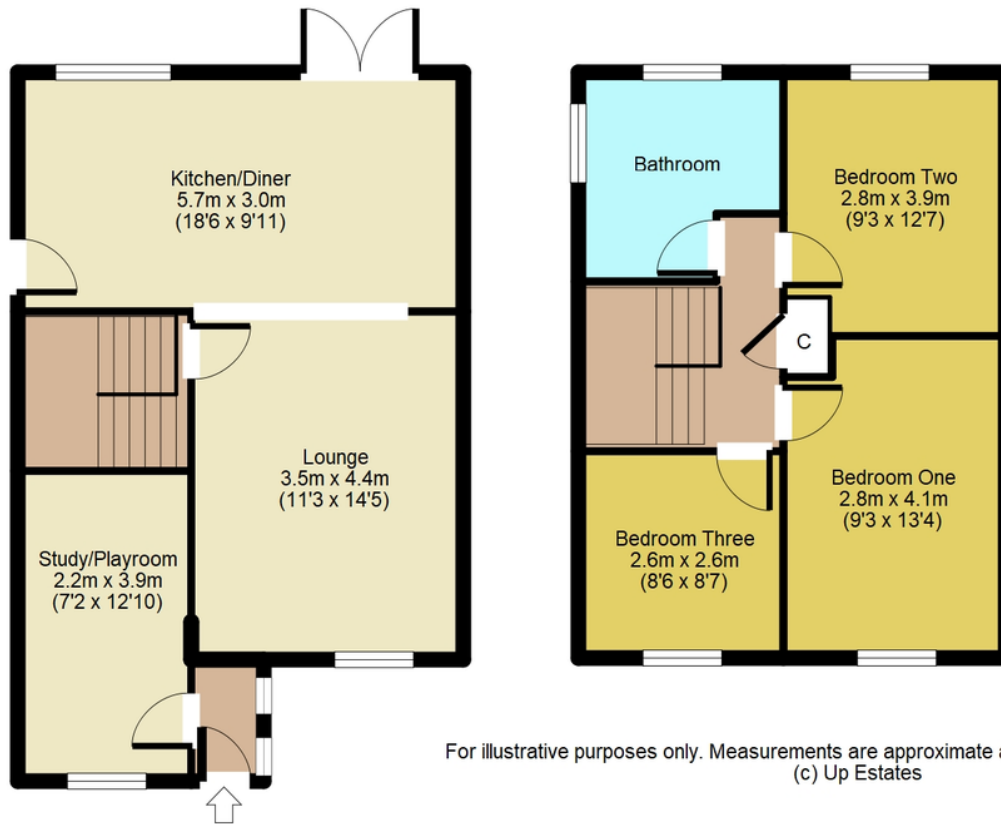


BEDROOM THREE 8' 5" x 8' 8" (2.59m x 2.66m) A further double bedroom to the front of the property, with window and central heating radiator.



OUTSIDE To the front is a tarmac drive with parking for two and a small grass area. To the rear is a landscaped garden with initial decked/patio area, a further seating area and a separated part for further use.





For illustrative purposes only. Measurements are approximate and not to scale.
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APPROX GROSS INTERNAL FLOOR AREA: 87 sq. m / 936 sq. ft

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- 3: All measurements have been taken as a guide to prospective buyers only, and are not precise.
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