



**ROBIN JONES**  
ESTATE AGENTS

## 31 Roberts Grove, Wyken, Coventry, West Midlands. CV2 3FU

Enjoying an open aspect to the front across a communal green, this well presented Bellway built three bedroomed mews property to the east of the city is of a compact well planned design with gas central heating and uPVC double glazing and is within the builder's NHBC 10 Year Guarantee. Incorporating vestibule hall, ground floor cloakroom, attractive lounge, inner hall and full width dining kitchen with hob, oven and integrated fridge, freezer and dishwasher. There are two bedrooms, master en suite shower room and family bathroom with shower. There is direct access to a double width car parking bay and a private fully fenced rear garden. Being well served by local shops, schools and bus services as well as the M6/M69 motorway networks.



£225,000 Freehold

## PROPERTY DESCRIPTION

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## FEATURES

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- Attractive Bellway built mews property
- Pleasant aspect to the front across a communal green
- Gas central heating and double glazing
- Attractive lounge and full width dining kitchen
- Three bedrooms, master en suite and family bathroom
- Direct access to double width car parking bay
- Fully fenced rear garden
- Viewing highly recommended



## ROOM DESCRIPTIONS

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### Vestibule Hall

Composite sealed unit double glazed entrance door leads to the hall.

### Ground Floor Cloakroom

With low level WC and pedestal wash hand basin.

### Attractive Lounge

3.47m x 4.27m (11' 5" x 14' 0")

With door to inner hallway with staircase to first floor.

### Full Width Dining Kitchen

4.56m x 3.29m (15' 0" x 10' 10")

With a range of white base and wall cupboards incorporating Zanussi four ring gas hob with extractor hood above and electric oven beneath, integrated fridge, freezer and dishwasher, space for washing machine, built in cupboard housing the wall mounted Ideal Logic gas fired central heating boiler, dining area with uPVC sealed unit double glazed double doors leading out to the rear garden.

### First Floor Landing

2.24m x 2.04m (7' 4" x 6' 8")

With access to the loft space.

### Bedroom One

2.96m x 2.96m (9' 9" x 9' 9")

With built in wardrobe cupboard into the recess with drawers beneath.

### En Suite Shower Room

2.84m x 1.52m (9' 4" x 5' 0")

With fully tiled shower cubicle with chrome shower unit with clear opening screen, pedestal wash hand basin and low level WC.

### Bedroom Two

2.25m x 3.11m (7' 5" x 10' 2")

### Bedroom Three

2.22m x 2.08m (7' 3" x 6' 10")

### Bathroom

2.24m x 1.88m (7' 4" x 6' 2")

With traditional white three piece suite with shower unit, pedestal wash hand basin and low level WC.

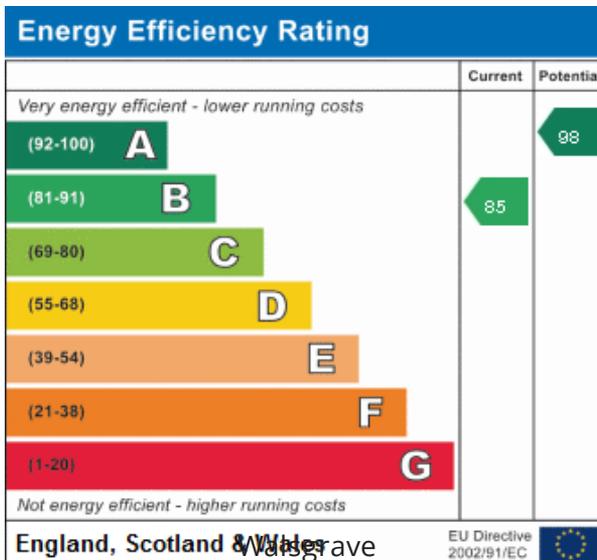
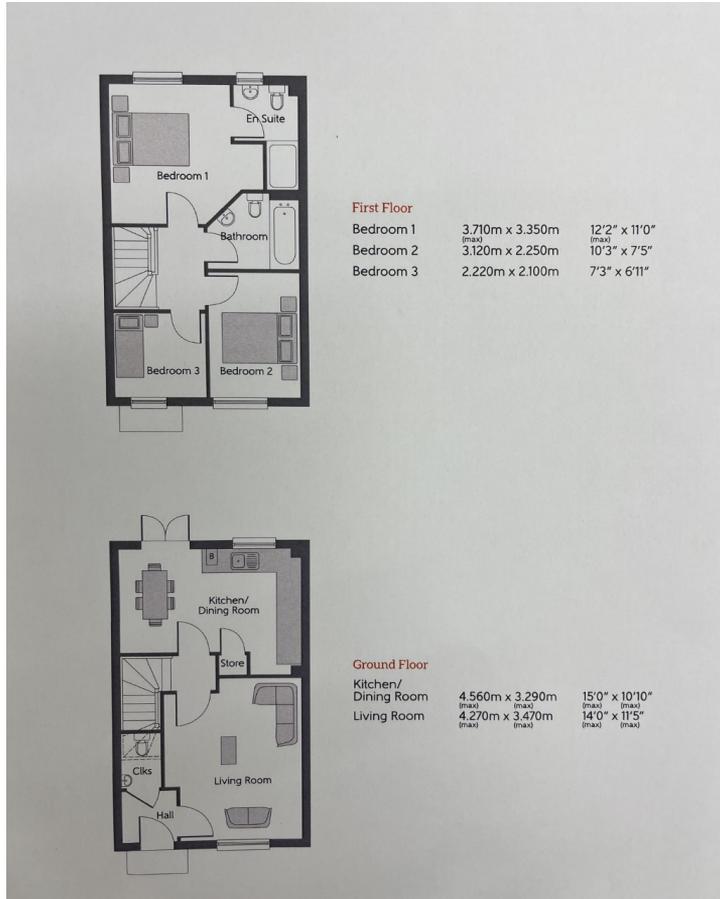
### Outside

There is excellent access via a service road to the front, two allocated parking spaces, fully fenced rear garden with Astroturf, timber garden shed and gated rear pedestrian access. The property enjoys a pleasant aspect to the front across a communal green and children's playing area. There is a maintenance charge for the communal grounds on the development of approximately £100 per annum.

### Important Agent's Note

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# FLOORPLAN & EPC



314, Walsgrave Road, Coventry, CV2 4BL

02476 635 555

walsgrave@robinjones.co.uk