

ENTRANCE LOBBY

CLOAKROOM WC

LOUNGE  
15' 10" x 8' 8" plus stairs recess  
(4.83m x 2.64m plus stairs  
recess)

KITCHEN DINING ROOM  
13' 1" x 11' (3.99m x 3.35m)

BEDROOM  
13' 2" x 8' 10" (4.01m x 2.69m)

BEDROOM  
13' 2" x 7' 10" (4.01m x 2.39m)

BATHROOM WC

TWO ALLOCATED PARKING  
SPACES

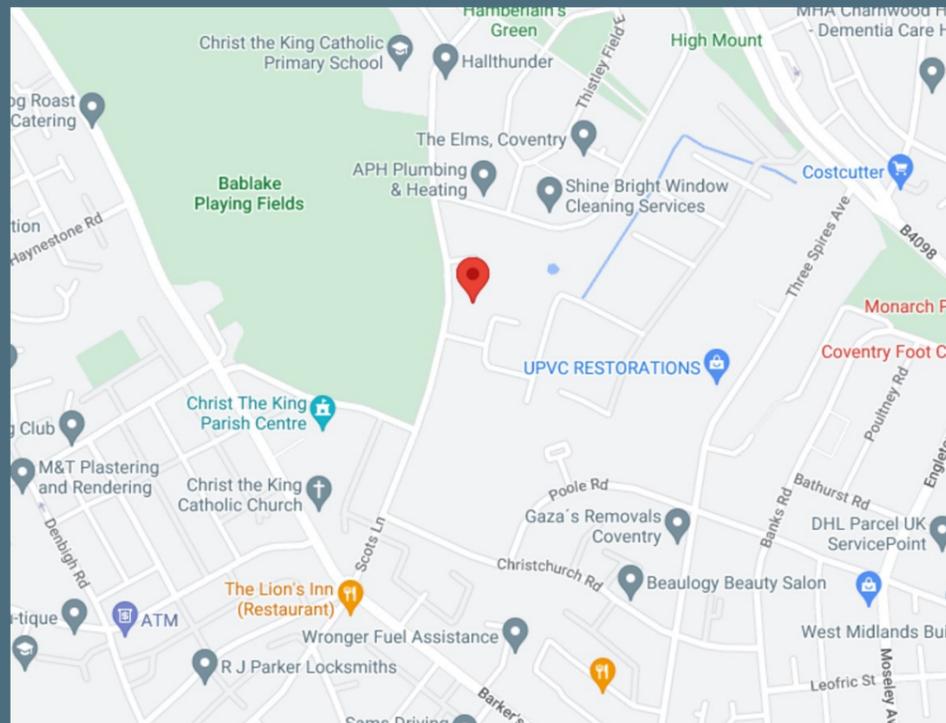
LANDSCAPED REAR GARDEN



## 7 John Murphy Gardens

Coundon, Coventry, CV6 2PT

Offers Over **£245,000**



Score	Energy rating	Current	Potential
92+	A		87   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

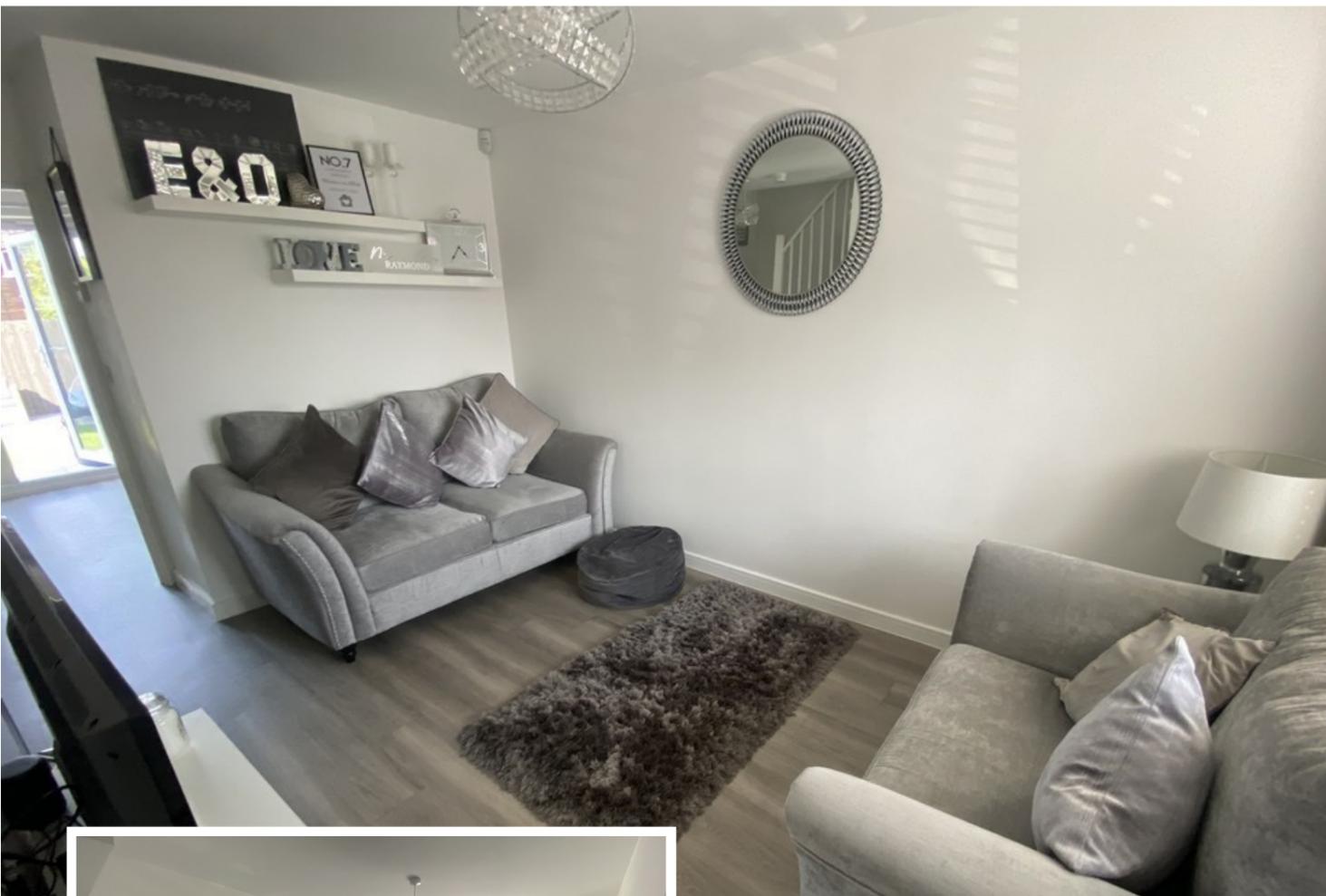
**IMPORTANT NOTICE**  
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Floor plans and compass are for guidance purposes only.

Contact us at

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Offers Over  
**£245,000**

7 John Murphy Gardens  
Coundon, Coventry, CV6 2PT

- Modern Semi Detached
- Entrance Lobby & Cloakroom WC
- Lounge
- Kitchen Dining Room With Built In Appliances
- TWO BEDROOMS
- Bathroom WC
- Two Allocated Parking Spaces
- Landscaped Rear Garden
- Council Tax Band B
- Energy Efficiency Rating B.
- Freehold

Viewing is strictly by appointment



### Property Description

A modern immaculately presented semi detached home in a cul de sac position and sought after location. The property benefits from double glazing, gas fired central heating, security system and NHBC warranty.

In brief the accommodation comprises: entrance lobby and cloakroom WC, lounge and kitchen dining room with built in appliances. On the first floor a landing, TWO DOUBLE BEDROOMS and a bathroom WC. Outside there are allocated parking spaces for two cars and an enclosed landscaped rear garden with side pedestrian access.

**MUST BE VIEWED INTERNALLY.**

