



## 60 Browett Road, Coventry, CV6 1AY Offers Over £250,000

THREE BEDROOMS... GROUND FLOOR CLOAKROOM... OPEN PLAN KITCHEN DINING ROOM WITH INTEGRATED APPLIANCES... SOUGHT AFTER LOCATION... TIERED REAR GARDEN... Located on Browett Road in Coundon, Coventry, this charming mid-terrace house presents an excellent opportunity for first-time buyers seeking a modern and comfortable home. The property boasts a well-designed open plan kitchen and dining room, complete with integrated appliances, making it an ideal space for both cooking and entertaining.

With three spacious bedrooms, this home provides ample room for families or those looking to create a guest space. The modern bathroom is tastefully appointed, ensuring a relaxing retreat at the end of the day. Additionally, the ground floor WC adds convenience for both residents and visitors alike.

The through lounge dining room is a highlight of the property, offering a versatile area that can be tailored to suit your lifestyle. The tiered rear garden is a delightful feature, providing a private outdoor space perfect for enjoying sunny days or hosting family gatherings.

Situated in a sought-after location, this property is well-connected to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a thriving community. This modern home is ready to welcome its new owners, offering a blend of comfort and style in a desirable setting. Don't miss the chance to make this lovely house your new home by calling us now to book your viewing!

## Front Garden



Having walled fore-garden with decorative railing and paved pathway that leads to the:

## Entrance Hallway



Having stairs that lead off to the first floor, under stairs storage and doors that lead off to:

## Ground Floor Cloakroom



Having a Low level flush WC, vanity wash hand basin with storage beneath, ladder style heated towel rail, extractor and tiling to all splash prone areas.

## Lounge Dining Room

24'10 x 11'11 (7.57m x 3.63m)



Having a PVCu double glazed bay window to the front elevation, fireplace with hearth, mantle and surround to the one wall and double timber doors that lead to the:

## Open Plan Kitchen Dining Room

17'4 13' (5.28m 3.96m)



Having a PVCu double glazed window and French doors to the rear elevation, a range of wall, base, display and drawer units with roll top work surface over, integrated fridge and freezer, space and plumbing for a washing machine, integrated oven with four ring gas hob and extractor over, seating area for dining table and chairs and tiling to all splash prone areas.

## First Floor Landing



Having balustrade, access to the loft area and doors leading off to:

### Bedroom One

11'9 x 11 (3.58m x 3.35m)



Having a PVCu double glazed window to the front elevation.

### Bedroom Two

11'9 x 11 (3.58m x 3.35m)



Having a PVCu double glazed window to the rear elevation.

### Bedroom Three

8'5 x 6'7 (2.57m x 2.01m)



Having a PVCu double glazed window to the front elevation.

### Family Bathroom

7'5 x 6'6 (2.26m x 1.98m)



Having a PVCu double obscure glazed window to the rear elevation, low level flush WC, panel bath with shower over, vanity wash hand basin with storage beneath, ladder style heated towel rail, extractor and tiling to all splash prone areas..

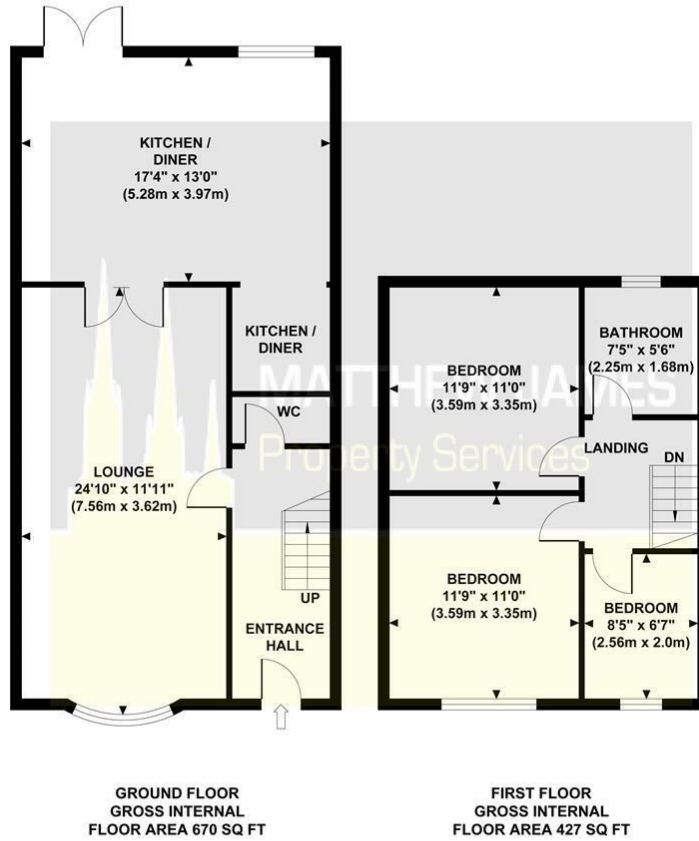
### Rear Garden



Having a fenced perimeter, decked patio area, steps that lead to a mainly lawned garden area with a pedestrian gate that leads to the rear vehicular access area.

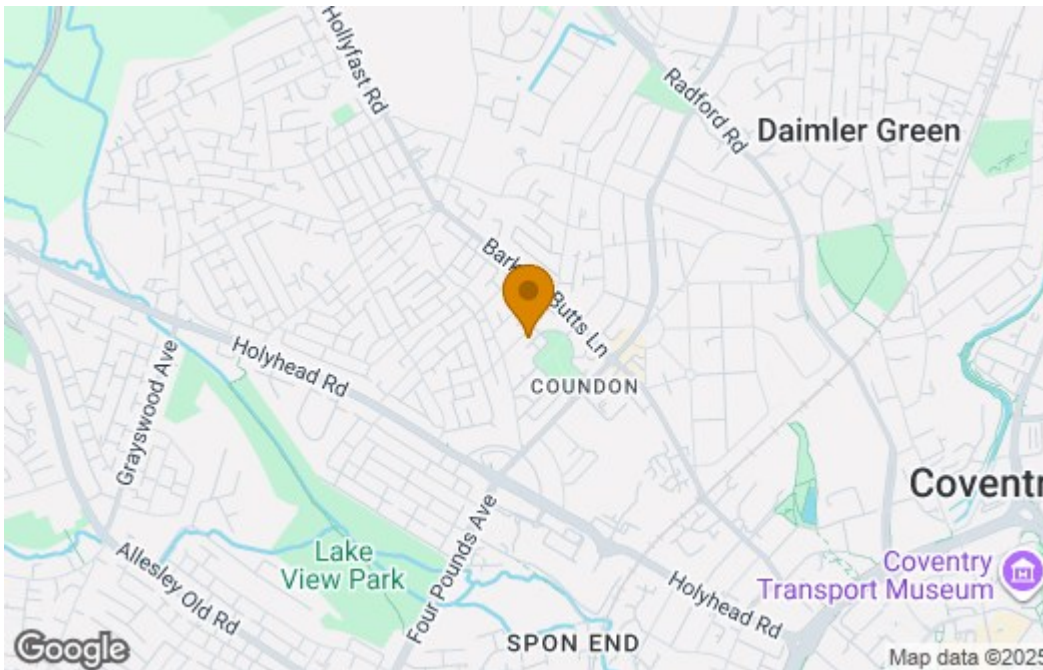
# Floor Plan

**60 BROWETT AVENUE**  
 Approximate Gross Internal Area  
 1097 sq ft / 101.9 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.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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