



## 2 Stretton Avenue, Coventry, CV3 3AE

### Offers Over £230,000

Nestled on Stretton Avenue within the sought after Willenhall area, this delightful end of terrace home sits on a corner plot, featuring living space over three floors and is an excellent opportunity for a family seeking comfortable residence in a highly convenient area, close to excellent local schools, shops and amenities. Also close for working professionals at Jaguar Land Rover Whitley.

Upon entering, step inside the entrance porch and into the inner hallway. Through to the welcoming lounge, having stairs up to the first floor and door leading into the kitchen featuring plenty of storage cupboards, built-in oven, gas hob, extractor fan, space for all electrical appliances and a dining table. Convenient downstairs wc, door out from the kitchen into the conservatory with double doors opening out to the garden.

The first floor comprises two well-proportioned bedrooms one of which is currently used as a large office space. To the second floor there are two further double bedrooms and the family bathroom. Additionally, the property benefits from having gas central heating, double glazing throughout and the loft is boarded with additional space for storage

Externally, the property has garden to the front rear and side. The rear garden is charming and perfect for a summers day, featuring decking area, laid lawn, summer house which is a versatile space that could possibly serve as a home office or maybe even a snug for the teenagers. Parking is made simple with a carport at the rear and parking spaces for residents ensuring ease for you and your guests.

In summary, this four bedroom end of terrace property is a fantastic opportunity to secure a lovely family home in a desirable location. Don't miss your chance to make it your own.

## Approach



## Entrance Porch

## Inner Hallway

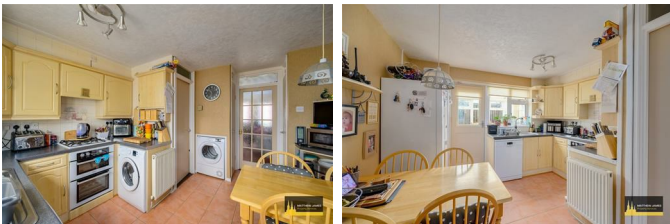
## Lounge

16'10 x 11'8 (5.13m x 3.56m)



## Kitchen

13'10 x 11'8 (4.22m x 3.56m)



## Conservatory

12'5 x 8'3 (3.78m x 2.51m)



## Ground Floor W.C



## First Floor Landing



## Bedroom One

13'1 x 11'8 (3.99m x 3.56m)



### Bedroom Two

11'8 x 10'7 (3.56m x 3.23m)



### Bathroom

8'5 x 4'11 (2.57m x 1.50m)



### Second Floor Landing

#### Bedroom Three

11'8 x 10'7 (3.56m x 3.23m)



### Rear Garden



### Carport



#### Bedroom Four

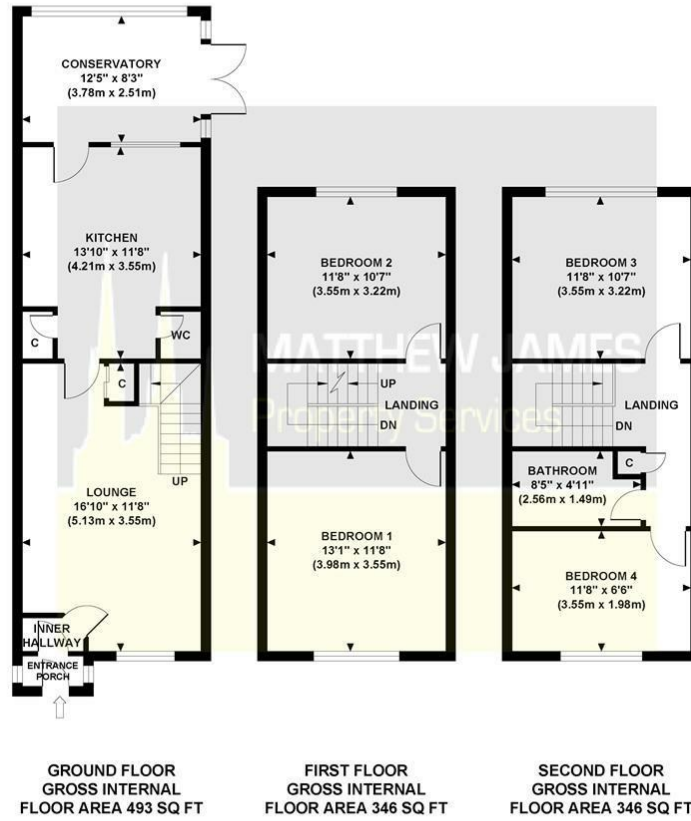
11'8 x 6'6 (3.56m x 1.98m)



# Floor Plan

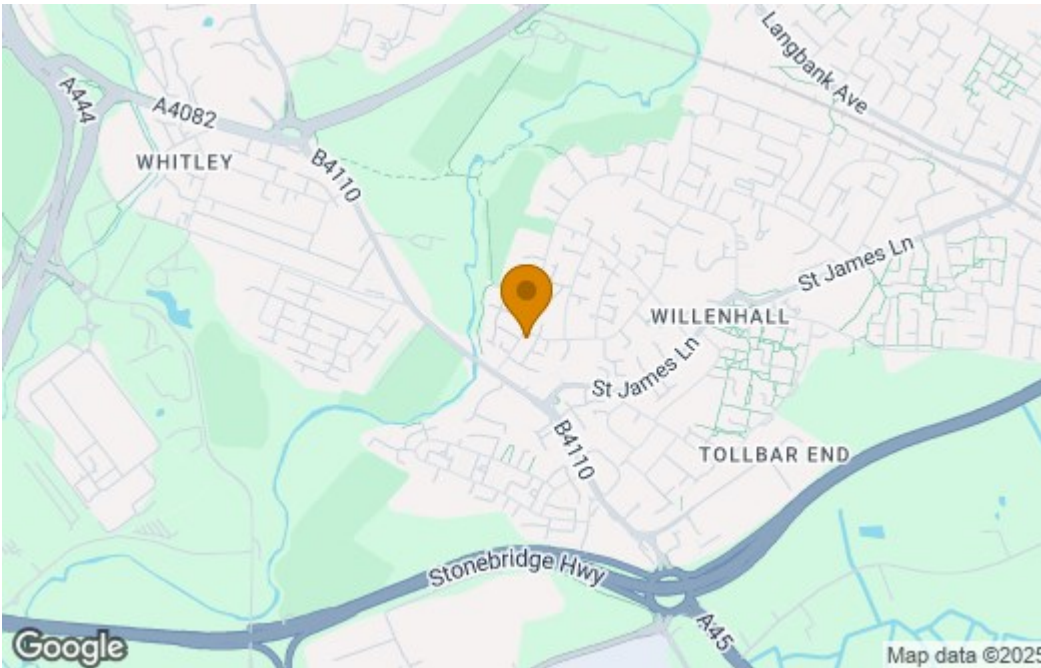
## 2 STRETTON AVENUE

Approximate Gross Internal Area 1185 sq ft / 110.09 sq m

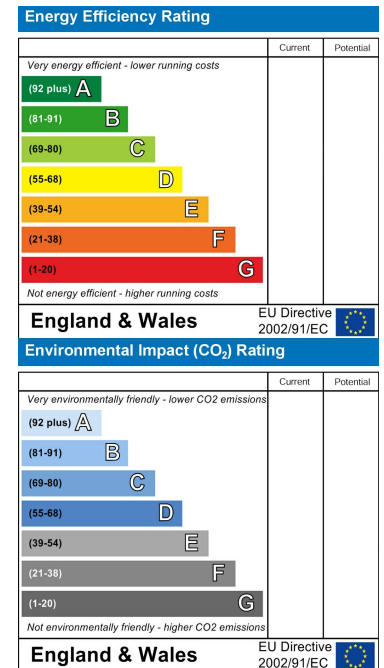


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# Energy Efficiency Graph



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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