



**MATTHEW JAMES**  
Property Services



**25 Woodclose Avenue, Coventry, CV6 1HA**  
**£279,995**

BEAUTIFUL PROPERTY... THREE BEDROOMS... END OF TERRACE... EXTENDED TO THE REAR... CONSERVATORY ROOM... THROUGH LOUNGE DINING ROOM... LOVELY FAMILY HOME... GREAT LOCATION... COUNDON COURT CATCHMENT... CLOSE TO ALL AMENITIES... FAMILY SHOWER ROOM... WELL MAINTAINED REAR GARDEN. An amazing opportunity to own a property in the heart of Coundon on Woodclose Avenue. Briefly comprising of hard standing to the front, open balustrade stairs with glass inserts, through lounge dining room, conservatory room, extended kitchen with some integrated appliances, three bedrooms and a shower room to the first floor and a well maintained garden with inset artificial grass to the rear. Within a short walk to all amenities including Post Office, public house, shops and main bus routes to the City Centre. Also within catchments for Coundon Court School, Kingsbury Academy, Bablake School, Coundon Primary School & Hollyfast Primary\*. Does this property sound like it could be your next family home? Call us now to book your viewing.

### **Front Garden**

Being laid mainly to block paving hard standing with walled and fenced perimeter with inset decorative bush and pedestrian gate that leads to the rear elevation. As you step through the storm porch and in through the front door, you enter the:

### **Entrance Hallway**

Having beautiful decorative ceramic flooring, stairs lead off to the first floor, under stairs coat and shoe storage and doors lead off to:

### **Lounge Dining Room**

**26'5 x 11'5 (8.05m x 3.48m)**

Having a PVCu double glazed bay window to the front elevation, feature fireplace with inset 'real flame' gas fire, hearth, mantle and surround and a glazed door with picture windows to the side takes you to the:

### **Conservatory Room**

**15'4 x 8'3 (4.67m x 2.51m)**

Being of brick and PVCu double glazed design and build with fully fitted blinds to the ceiling, electric lighting, power points and PVCu double glazed French doors with picture windows lead you to the rear garden area. A further glazed door leads you to the:

### **Kitchen**

**24'10 x 7'4 (7.57m x 2.24m)**

Having one PVCu double glazed window to the rear elevation and two to the Conservatory elevation, an original circular stained glass window to the side elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge freezer, integrated waist height oven and grill, integrated microwave, integrated plate warmer / defroster, kick panel warm air heater, five ring gas hob with modern extractor over, breakfast bar and tiling to all splash prone areas.

### **First Floor Landing**

Having a PVCu double glazed window to the side elevation, lovely glass bannisters compliment up the stairs and the landing and doors lead off to:

### **Bedroom One**

**14'2 x 11' (4.32m x 3.35m)**

Having a PVCu double glazed bay window to the front elevation.

### **Bedroom Two**

**11'5 x 10'2 (3.48m x 3.10m)**

Having a PVCu double glazed window to the rear elevation and built-in airing cupboard housing the Vailant central heating boiler to the one corner.

### **Bedroom Three**

**7'11 x 6'5 (2.41m x 1.96m)**

Having a PVCu double glazed window to the front elevation.

### **Family Bathroom**

**5'10 x 5'9 (1.78m x 1.75m)**

Having a PVCu double obscure glazed window to the rear elevation, walk-in shower enclosure, built-in vanity WC and wash hand basin with storage beneath, access to the loft area, ladder style heated towel rail and tiling to all splash prone areas.

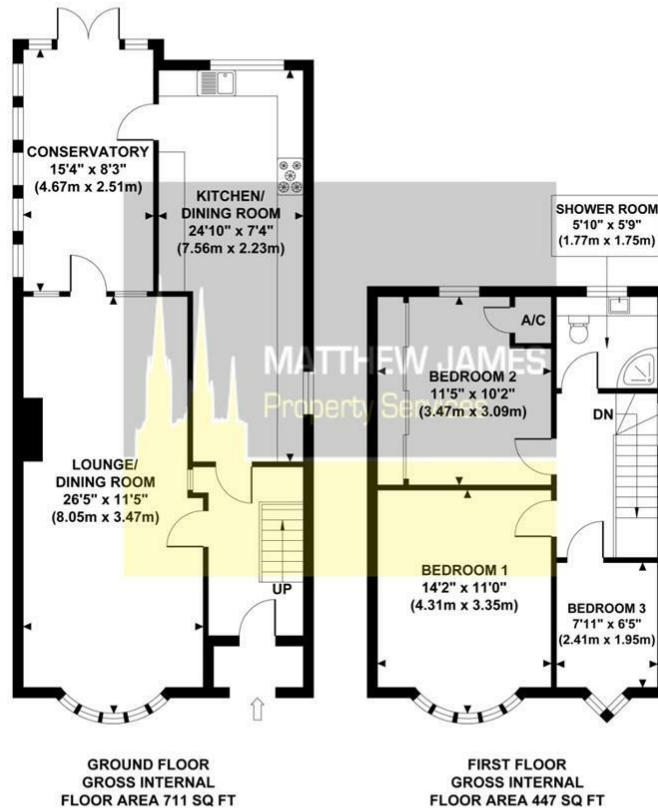
### **Rear Garden**

Having paved patio area, pedestrian gate that leads to the front elevation and planted mature borders. (There is also the option to have a vehicular garage built or gates put in as a hard standing is already available).

# Floor Plan

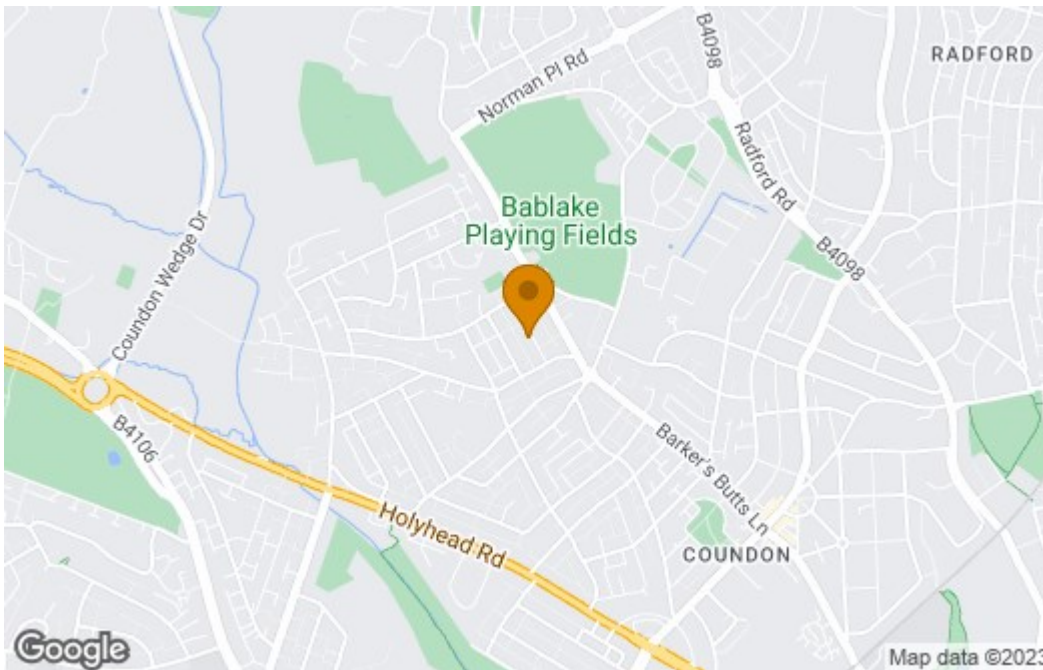
## WOODCLOSE AVENUE

Approximate Gross Internal Area 1158 sq ft / 107.58 sq m

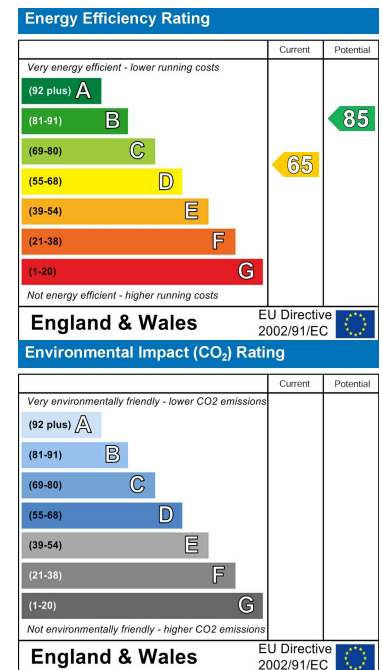


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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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