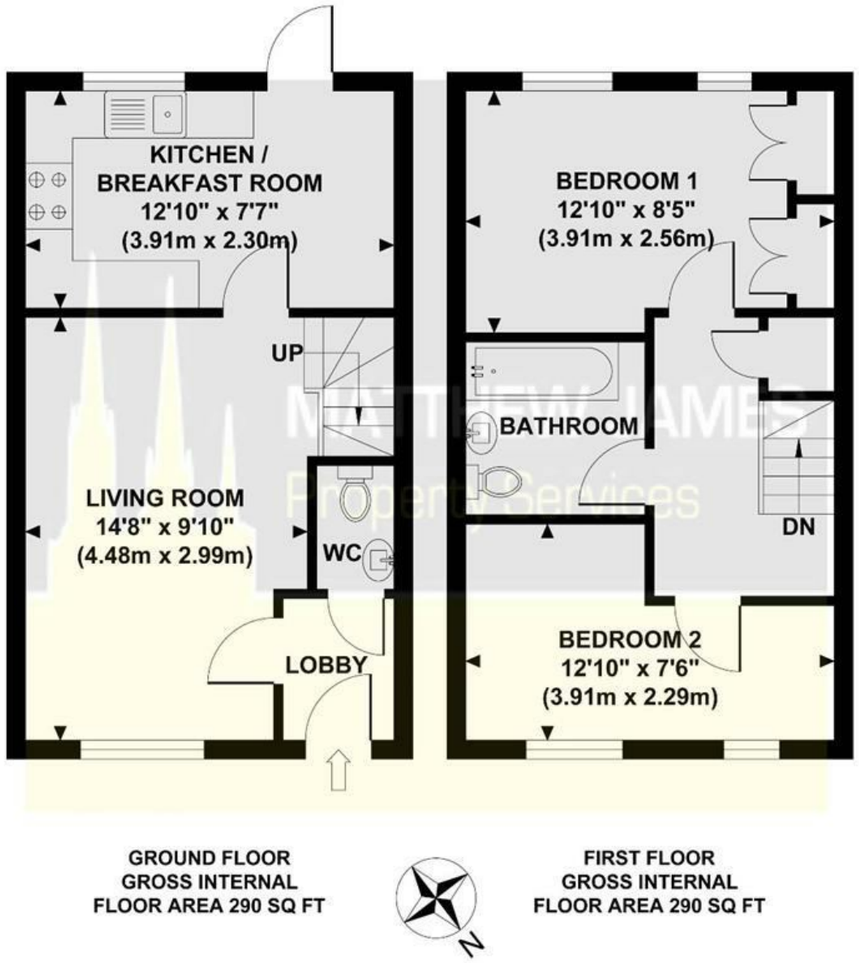
Floor Plan

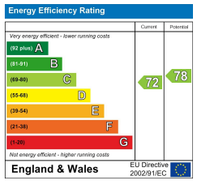
168 BEANFIELD AVENUE

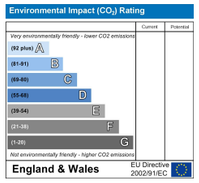
Approximate Gross Internal Area 580 sq ft / 53.88 sq m



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.

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





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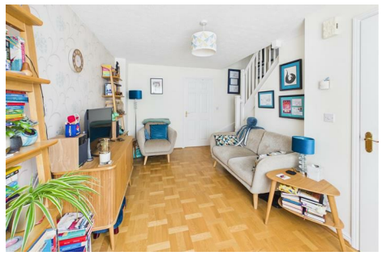
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168 Beanfield Avenue

Finham, Coventry CV3 6NX

A RARE OPPORTUNITY IN DESIRABLE FINHAM AREA – MODERN TWO DOUBLE BEDROOM MID-TERRACE HOME– NO CHAIN

Situated in the highly sought-after and desirable area of Finham, this modern mid-terrace property represents an excellent opportunity for first-time buyers, investors or those looking to downsize. Ideally positioned within walking distance of Bishop Ullathorne Catholic School and within the catchment area for the highly regarded Finham Park Secondary and Primary Schools, the property is also conveniently located close to a range of local shops, amenities and the popular War Memorial Park.

The accommodation briefly comprises an entrance lobby with downstairs WC, a comfortable living room and a bright, well-appointed breakfast kitchen with French doors opening directly onto the rear garden, creating a lovely connection between the living space and outside. To the first floor are two generous double bedrooms, with the principal bedroom benefiting from built-in wardrobes, together with a contemporary family bathroom. Outside, the property boasts a particularly attractive rear garden, featuring a paved patio and lawned area. The garden enjoys a sunny aspect and benefits from rear access,

Offers Over £210,000

168 Beanfield Avenue

Finham, Coventry CV3 6NX

2 1 1 C

- *MODERN MID-TERRACE PROPERTY*
- *BREAKFAST KITCHEN*
- *ALLOCATED PARKING SPACE*
- *CATCHMENT AREA FOR EXCELLENT SCHOOLS*
- *TWO DOUBLE BEDROOMS*
- *GROUND FLOOR W.C*
- *IDEAL FIRST TIME HOME*
- *NO CHAIN*
- *LOVELY REAR GARDEN*
- *HIGHLY SOUGHT AFTER AREA*

Approach/ Carpark

Lobby

W.C

Living Room
14'8 x 9'10 (4.47m x 3.00m)

Breakfast/ Kitchen
12'10 x 7'7 (3.91m x 2.31m)

Upstairs Landing

Bedroom One
12'10 x 8'5 (3.91m x 2.57m)

Bedroom Two
12'10 x 7'6 (3.91m x 2.29m)

Bathroom

Rear Garden



Directions







