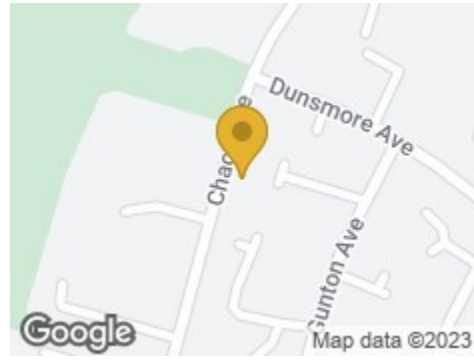


Road Map



Hybrid Map

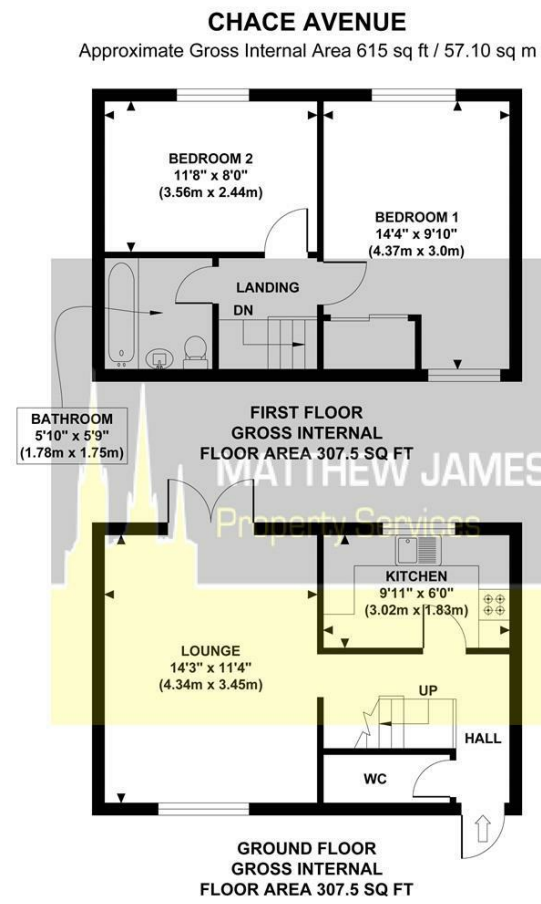


Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan



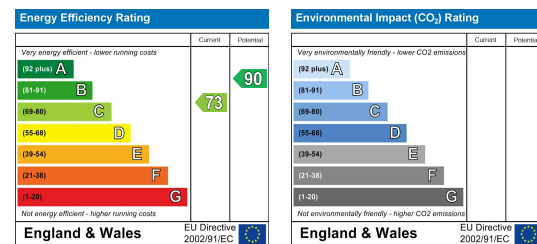
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph



**104 Chace Avenue**

Willenhall, Coventry CV3 3JG

Offers In Excess Of £174,995



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# 104 Chace Avenue

Willenhall, Coventry CV3 3JG

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## Front Garden

Laid to lawn with paved pathway that leads to the front door. Through the front door leads to the:

## Entrance Hallway

Having balustrade stairs off to the first floor and doors leading off to the:

## Ground Floor Cloakroom

(Not Measured) Having a PVCu double obscure glazed windows to the front elevation, low level flush WC, wash hand basin and tiling to all splash prone areas.

## Kitchen

9'11 x 6'

Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space for a fridge freezer, space and plumbing for a washing machine, space for a tumble dryer or dishwasher, kick board heater, space for cooker with extractor over and tiling to all splash prone areas.

## Lounge Dining Room

14'3 x 11'4

Having a PVCu double glazed window to the front elevation and PVCu double glazed French door to the rear elevation leading to the garden.

## First Floor Landing

Having a PVCu double glazed window to the front elevation, balustrade, access to the loft area and doors leading off to:

## Master Bedroom

14'4 x 9'10

Having PVCu double glazed windows to the front and rear elevations and built-in cupboard.

## Bedroom Two

11'8 x 8'0

Having a PVCu double glazed window to the rear elevation.

## Family Bathroom

5'10 x 5'9

Having a PVCu double obscure glazed window to the front elevation, panel bath with Triton Belize shower over, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

## Rear Garden

Having paved patio area, mainly laid to lawn, two garden sheds with paved pathway that leads to a pedestrian gate and the:

## Parking Area

Having two allocated tandem parking spaces.

