

Road Map



Hybrid Map



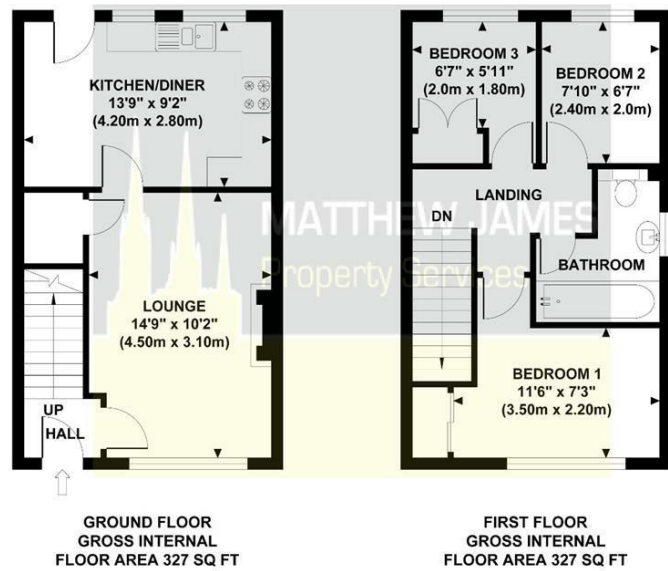
Terrain Map



Floor Plan

**GUNTON AVENUE**

Approximate Gross Internal Area 654 sq ft / 60.70 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.



**14 Gunton Avenue**

Willenhall, Coventry CV3 3AF

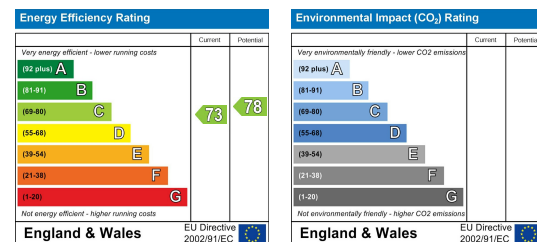
Offers Over £220,000



Viewing

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

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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# 14 Gunton Avenue

Willenhall, Coventry CV3 3AF

## Offers Over £220,000



### Approach/ Front Garden

Having paved pathway that leads to the front door, lawned area and off road parking accessed via dropped kerb.

### Entrance Hallway

Having stairs leading off to the first floor and door leading to :

### Lounge

14'9 x 10'2

Having a PVCu double glazed window to the front elevation, under stairs storage cupboard, electric fire to the one wall and door leading to the:

### Kitchen Dining Room

13'9 x 9'2

Having a PVCu double glazed window to the rear elevation, integrated oven with four ring gas hob and extractor over, space for fridge freezer, space and plumbing for a washing machine, space for a table and chairs and door that leads to the rear garden area.

### First Floor Landing

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

### Bedroom One

11'6 x 7'3

Having a PVCu double glazed window to the front elevation, under stairs storage cupboard and fitted wardrobe to the one wall.

### Bedroom Two

7'10 x 6'7

Having a PVCu double glazed window to the rear elevation.

### Bedroom Three

6'7 x 5'11

Having a PVCu double glazed window to the rear elevation.

### Family Bathroom

8'2 x 6'11

Having a PVCu double obscure glazed window to the side elevation, panel bath with shower over, low level WC, pedestal wash hand basin, shaver point, extractor and tiling to all splash prone areas.

### Rear Garden

Having fenced perimeter, being mainly laid to lawn with decked patio area and pedestrian gate that leads to the front elevation.

