

Road Map



Hybrid Map



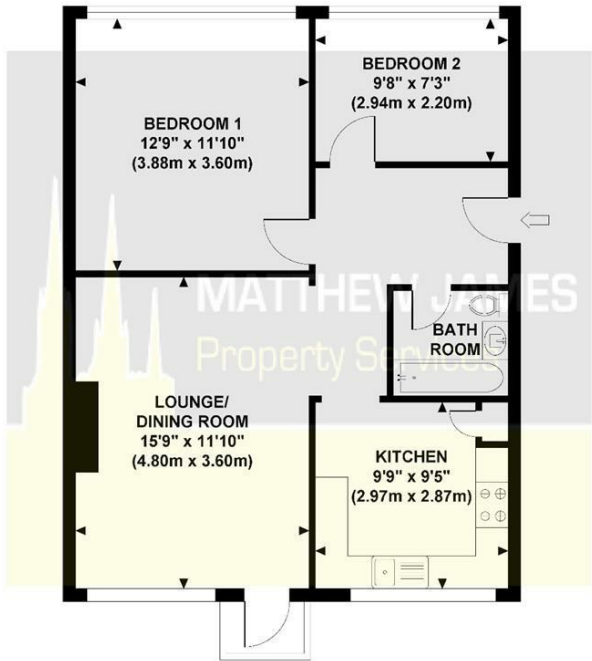
Terrain Map



MATTHEW JAMES
Property Services

Floor Plan

7 CHILDREN COURT
Approximate Gross Internal Area 631 sq ft / 58.60 sq m



**GROSS INTERNAL
FLOOR AREA 631 SQ FT**

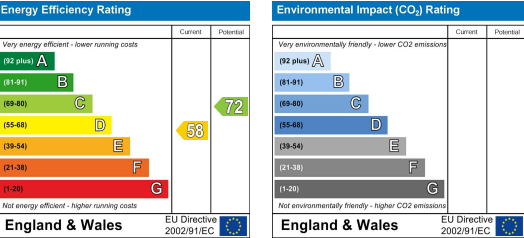
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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

Energy Efficiency Graph



7 Chiltern Court, Loudon Avenue

Coundon, Coventry CV6 1JG

Offers Over £130,000

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Communal Areas

Having secure access into the communal areas with stairs that lead to the first floor and flat is located on the left. Through the front door and into the:

Entrance Hallway

Having secure intercom handset and doors leading off to:

Family Bathroom

5'10 x 5'4

Having a low level flush WC with vanity style wash hand basin, panel bath with shower over including rain head, ladder style heated towel rail and modern tiling to all four walls.

Bedroom Two

9'8 x 7'3

Having a PVCu double glazed window to the rear elevation.

Bedroom One

12'9 x 11'10

Having a PVCu double glazed window to the rear elevation.

Open Plan Lounge Dining Room

15'9 x 11'10

Having a PVCu double glazed window to the front elevation with opening door to a balcony. There is also a feature fireplace with hearth mantle and surround with electric fire.

Kitchen

9'9 x 9'5

Having a PVCu double glazed window to the front

elevation with a range of wall, base and drawer units with roll top worksurface over, space and plumbing for a washing machine, integrated oven with four ring gas hob and extractor over and tiling to all splash prone areas.

