



## 14 Gunton Avenue, Coventry, CV3 3AF Offers Over £220,000

New to the market this charming three-bedroom semi-detached property located on Gunton Avenue in the area of Willenhall. This property is perfectly situated in a sought-after residential neighbourhood, making it an ideal choice for families and working professionals alike, particularly those employed at JLR Whitley.

As you enter the home, you are greeted into the entrance hallway that leads into a bright and cosy lounge, a perfect space for relaxation after a days work. The well-equipped kitchen and dining room includes an integrated oven, gas hob, extractor fan, space for all appliances and your dining table. The kitchen is further enhanced by French doors that open out to the lovely rear garden, seamlessly blending indoor and outdoor living.

Upstairs, you will find three well-proportioned bedrooms, providing ample space for the family and the bathroom is conveniently located to serve all bedrooms, ensuring comfort and practicality.

Outside, the property features a driveway that offers off-street parking for multiple vehicles, a small front garden and path leading to the property. The rear garden is a true highlight, complete with a decking area perfect for entertaining and a laid lawn that provides a wonderful space for children to play or for gardening enthusiasts to enjoy.

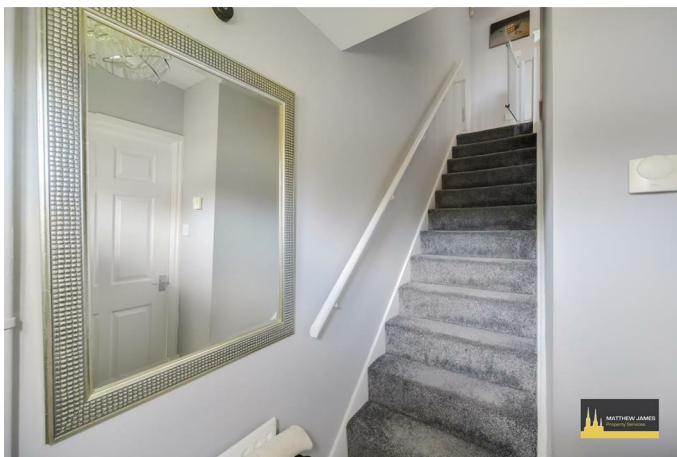
This semi-detached house on Gunton Avenue is not just a home; it is a lifestyle choice, offering comfort, convenience, and a sense of community. With excellent local schools, amenities, and retail parks nearby, this property is sure to attract interest. Do not miss the opportunity to make this delightful house your new home.

## 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 (4.50m x 3.10m)



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:

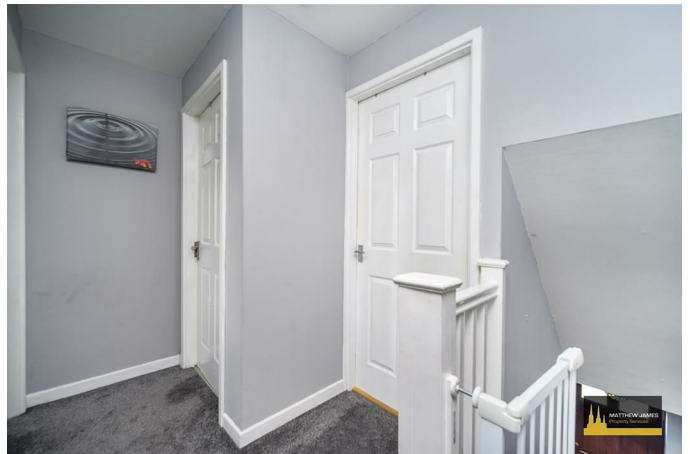
## Kitchen Dining Room

13'9 x 9'2 (4.19m x 2.79m)



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.

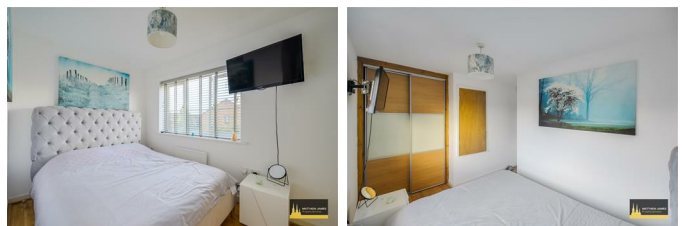
## First Floor Landing



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

## Bedroom One

11'6 x 7'3 (3.51m x 2.21m)



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 (2.39m x 2.01m)



Having a PVCu double glazed window to the rear elevation.

### Bedroom Three

6'7 x 5'11 (2.01m x 1.80m)



Having a PVCu double glazed window to the rear elevation.

### Family Bathroom

8'2 x 6'11 (2.49m x 2.11m)



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

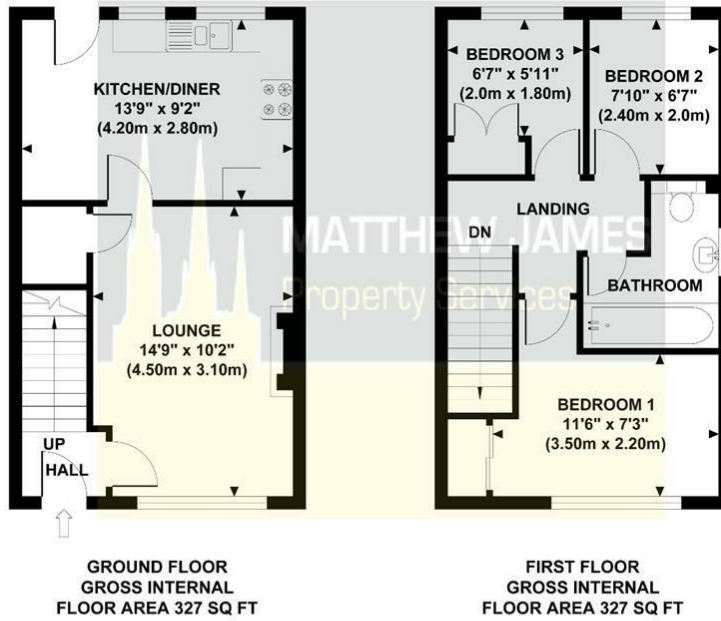


Having fenced perimeter, being mainly laid to lawn with decked patio area and pedestrian gate that leads to the front elevation.

# Floor Plan

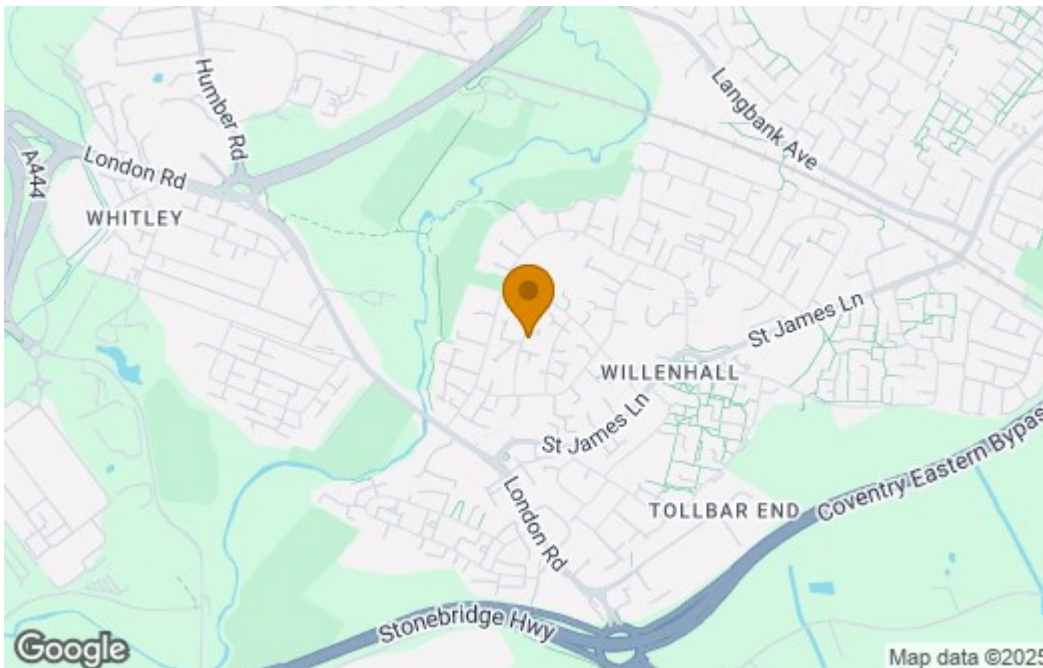
## GUNTON AVENUE

Approximate Gross Internal Area 654 sq ft / 60.70 sq m

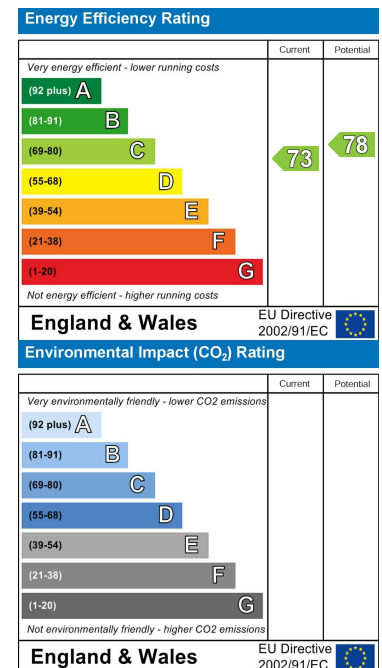


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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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