MATTHEW JAMES
Property Services

11 Hollick Crescent

Gun Hill, Coventry, CV7 8GT

Ideal Investment... No Chain...Three Bedrooms... Recently Renovated...Greenery Views... Private Rear Garden...Good Sized Garage... Matthew James are delighted to bring to market this stunning three bedroom end terraced property. The property has been completely transformed and now offers buyers a stunning finish throughout with a modern and contemporary design - its move in ready.

The warm welcome starts with its fresh and modern external appearance. Head inside, where the delights continue... Having just had a brand new kitchen and bathroom, newly painted and carpeted throughout - all you need to do is decide on where to put your furnishings and settle in.

On the ground floor you'll find the lounge area with feature fireplace, fully fitted kitchen and family bathroom. Just outside the kitchen, to the rear, is a patio area which is just perfect for relaxing and taking in those views. Upstairs are three bedrooms, all of which are double sized.

Outside, the property is traditional of this area, with a service road to the rear which gives access to parking, the rear garden space with large garage and lovely garden area.

£159,995

11 Hollick Crescent

Gun Hill, Coventry, CV7 8GT

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- Fabulous Family Home
- Stunning Views
- Council Tax Band
- Private Garden and Garage
- Semi Rural Location
- Three Bedrooms
- Gas Central Heating & PVCu Windows & Doors
- Recently Renovated Throughout
- EPC Rating D
- Parking to Rear

GROUND FLOOR

Lounge

14'0" x 11'11" (4.29 x 3.65)

Kitchen

9'2" x 7'9" (2.81 x 2.38)

Bathroom

9'3" x 6'2" (2.84 x 1.88)

FIRST FLOOR

Bedroom One

12'1" x 11'9" (3.70 x 3.60)

Bedroom Two

10'8" x 7'4" (3.27 x 2.26)

Bedroom Three

7'9" x 7'5" (2.38 x 2.28)

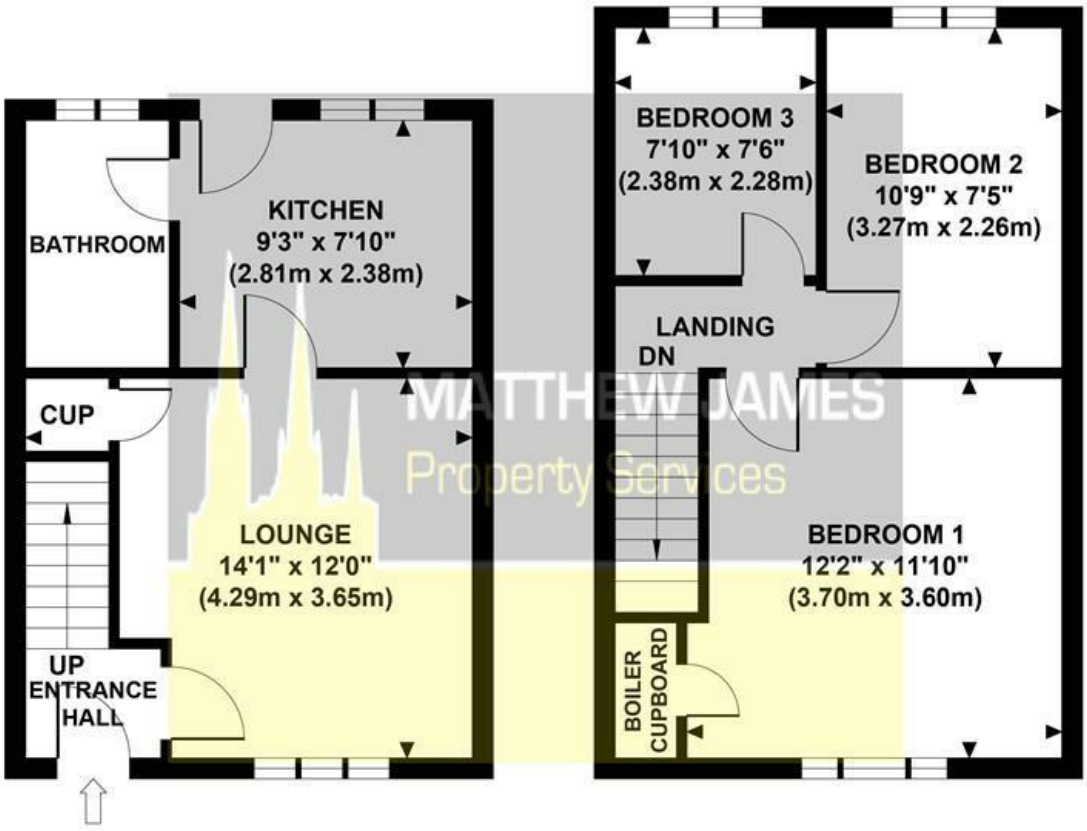
Garage

Directions

Floor Plan

HOLLICK CRESCENT

Approximate Gross Internal Area 607 sq ft / 56.40 sq m

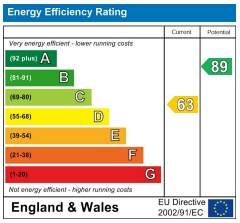


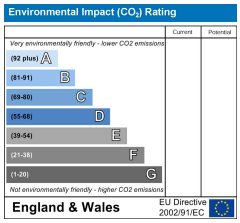
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 283 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 324 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.

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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