MATTHEW JAMES
Property Services









33 Kirkdale Avenue, Coventry, CV6 4LN
£1,050 Per Calendar Month

Located in the Holbrooks area, its perfect for families, A viewing is highly recommended... AVAILABLE NOW... UNFURNISHED

The property has been improved and maintained to a very good standard throughout. The ground floor has a good sized lounge to the front which flows nicely into the kitchen area and then the sun room. Off the cleverly designed kitchen and hidden away is a handy utility area and downstairs WC. Whilst the sun room lends itself to many uses, and enjoys views over the larger than average rear garden.

Head upstairs to find two double sized bedrooms and a further single sized. The family bathroom continues the fresh and modern feel of the property and completes the internal accommodation.

Outside, off road parking is provided to the front. The private rear garden is split into two sections, one being kitted with decking and paving to create a fantastic entertaining space and the other laid to lawn - perfect combination for families to enjoy.

Holbrooks sits to the North West of the city, with great links to primary and secondary schools within the area and close to the Ricoh Area and just minutes to the M6 and A444 network.

GROUND FLOOR

Lounge

Kitchen

Utility Area

Sun Room

FIRST FLOOR

Bedroom One

Bedroom Two

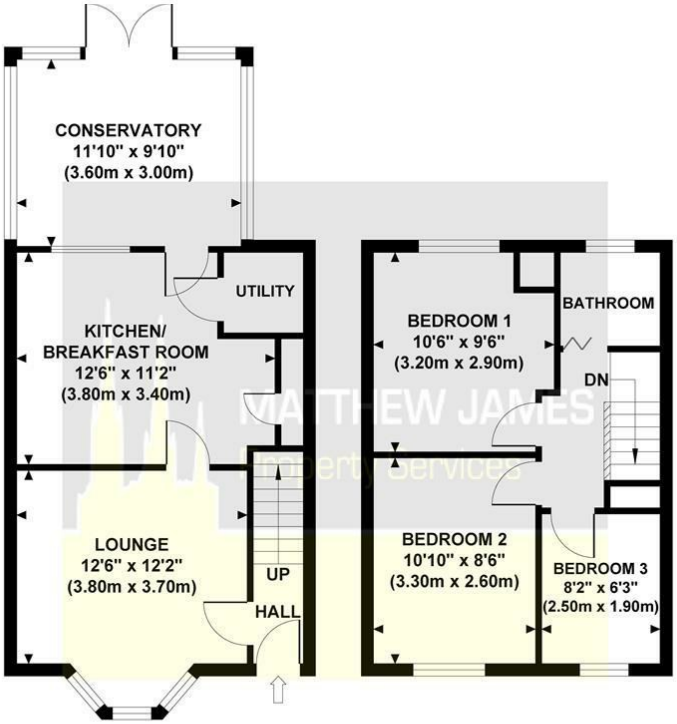
Bedroom Three

Family Bathroom

Floor Plan

KIRKDALE AVENUE

Approximate Gross Internal Area 784 sq ft / 72.90 sq m

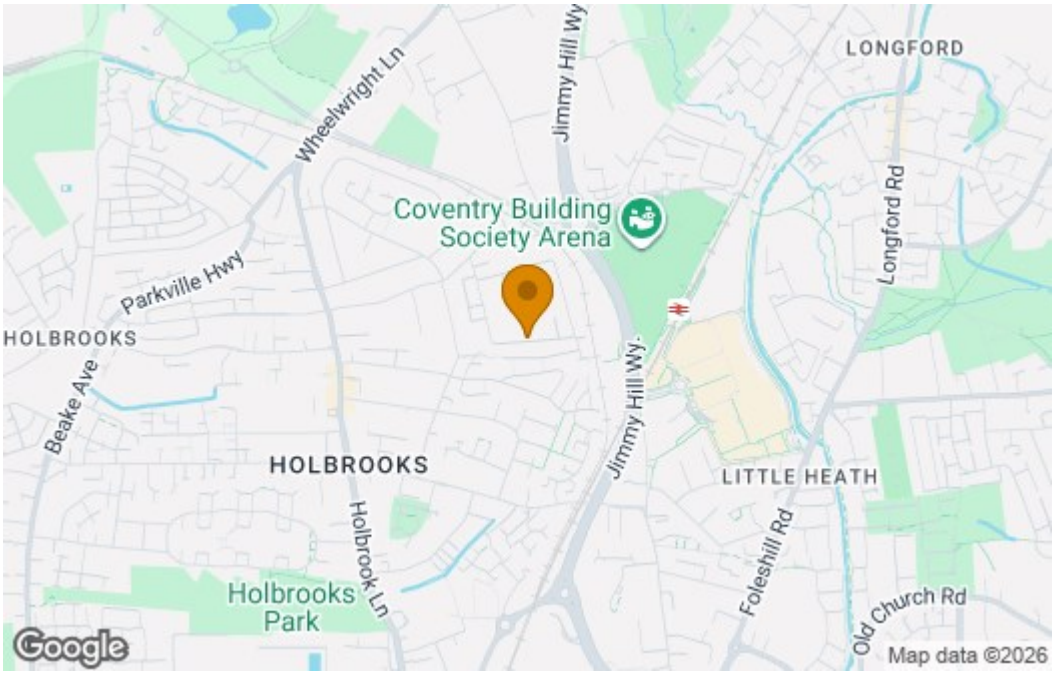


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 457 SQ FT

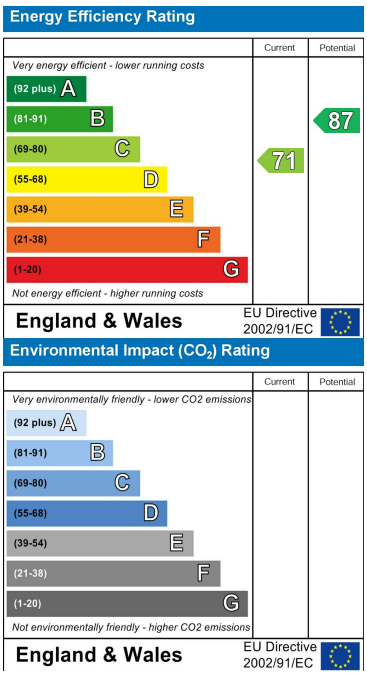
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 327 SQ FT

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.

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

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter