

Road Map



Hybrid Map

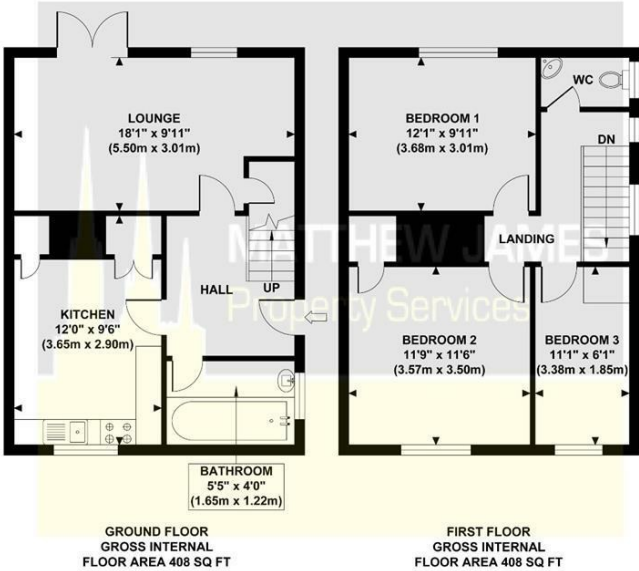


Terrain Map



Floor Plan

**SHAFTESBURY AVENUE**  
Approximate Gross Internal Area  
817 sq ft / 75.90 sq m

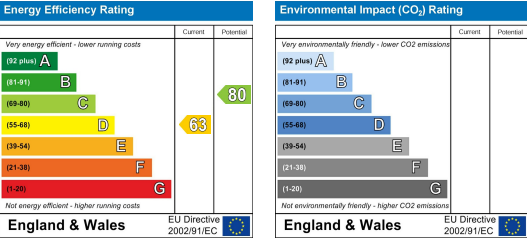


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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

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**MATTHEW JAMES**  
Property Services



84 Shaftesbury Avenue

Keresley End, Coventry CV7 8NE

Offers Over £195,000

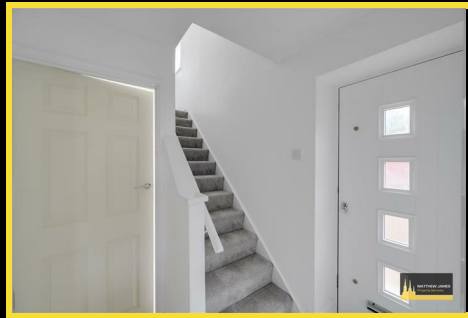


# 84 Shaftesbury Avenue

Keresley End, Coventry CV7 8NE

Offers Over £195,000

Having a fenced perimeter and all ready for turfing or grass seeding. Absolutely perfect for those that have a motor home or caravan or just want to add extra parking. Also perfect for the family with children looking for a safe area to play.



## Front Garden

Having fenced perimeter and ready for seeding or turfing with a paved pathway that leads to the side elevation and through the front door and into the:

## Entrance Hallway

Having stairs off to the first floor, ceramic flooring and doors leading off to:

## Kitchen Dining Room

Having a PVCu double glazed window to the front elevation, a range of modern and newly installed wall, base and drawer units with work surface over, space and plumbing for a washing machine, ceramic flooring, integrated oven with four ring gas hob and extractor over, stainless steel double sink with feature flexi mixer tap over, downlighters, cupboard housing the newly installed 'Main Eco' central heating boiler, further storage cupboards, room for table and chairs and tiling to all splash prone areas.

## Bathroom

Having a PVCu double obscure glazed window to the side elevation, panel bath with shower, pedestal wash hand basin, extractor, ceramic flooring, modern tiling to all splash prone areas and ladder style heated towel rail.

## Lounge Dining Room

18'1 x 9'11

Having a PVCu double glazed window and PVCu double glazed French doors to the rear elevation, modern downlighters, ceramic tiling to the floor and under stairs storage cupboard.

## First Floor Landing

Having a PVCu double glazed window to the side elevation, access to the loft area, bannister and doors leading off to:

## Bedroom One

12'1 x 9'11

Having a PVCu double glazed window to the rear elevation.

## Bedroom Two

11'9 x 11'6

Having a PVCu double glazed window to the rear elevation.

## Bedroom Three

11'1 x 6'1

Having a PVCu double glazed window to the front elevation.

## WC

5'9 x 2'8

Having a PVCu double obscure glazed window to the side elevation, low level flush WC, wash hand basin and tiling to all splash prone areas.

## Outbuilding / Garden Bar / Studio / Home Office

(Not Measured) Having a PVCu double glazed window to the side elevation, PVCu double obscure glazed to the front, power and lighting. Perfect as a home office, garden bar area, studio or playroom.

## Rear Garden

Having a fenced perimeter and ready for seeding or turfing.

## Side Garden

