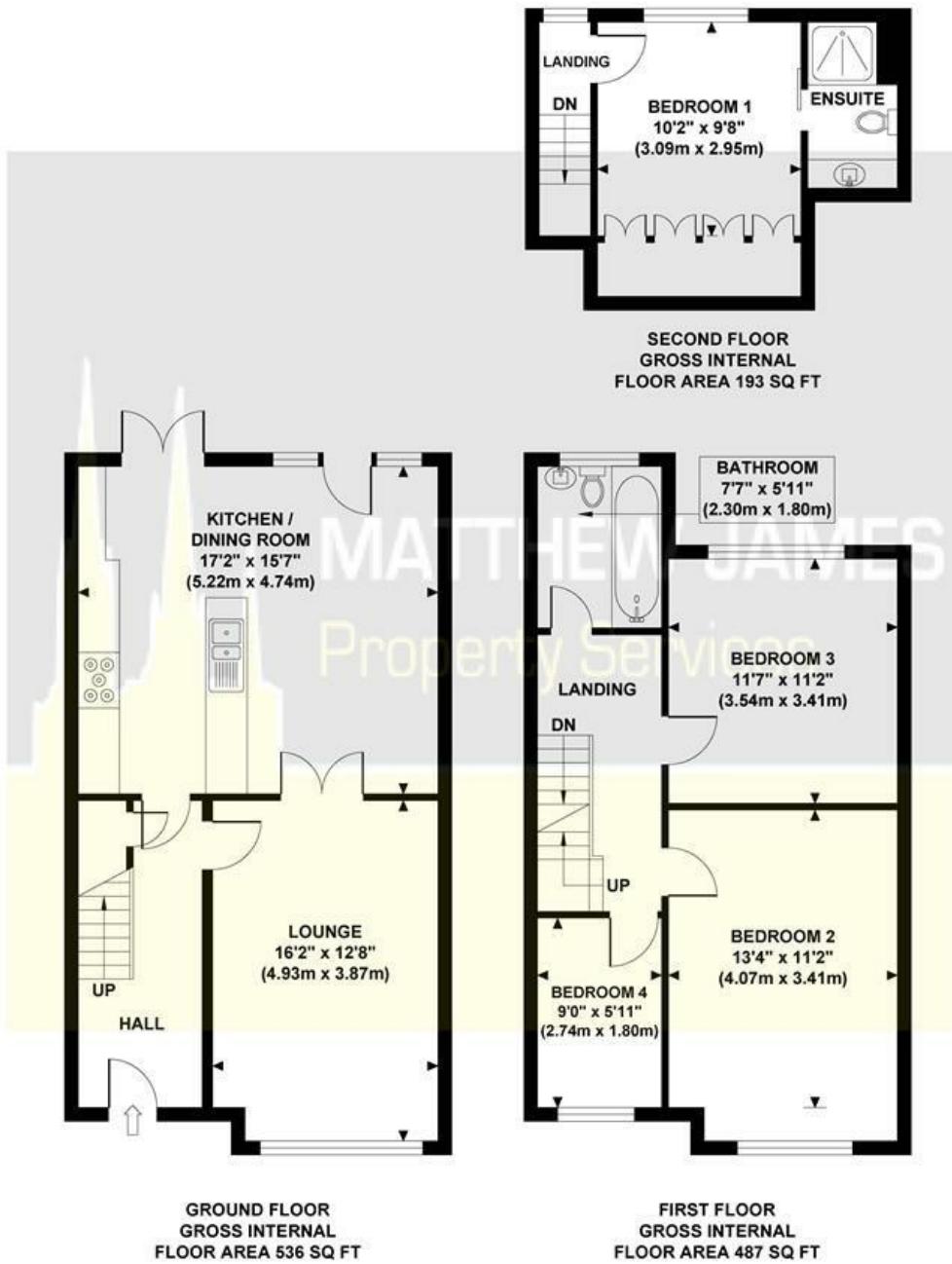


## Floor Plan

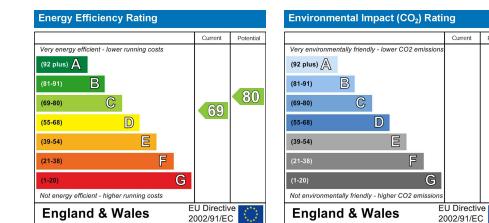
### 46 ROSSLYN AVENUE

Approximate Gross Internal Area  
1216 sq ft / 113.0 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 mis-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.



**MATTHEW JAMES**  
Property Services



## 46 Rosslyn Avenue Coundon, Coventry CV6 1GN

Welcome to the market this well presented four-bedroom family home in the highly sought-after Coundon area, vacant possession with no onward chain for a smooth move-in experience. Deceptively spacious accommodation over three floors that offers versatile living ideal for a growing household. Lovingly extended and thoughtfully arranged throughout, recently redecorated, it blends comfort with practicality in one of Coundon's most desirable roads, within walking distance to highly regarded primary/secondary schools, and excellent local amenities.

To the ground floor, entrance hallway. Inviting lounge with a charming feature fireplace and double doors opening into the expansive kitchen/dining area, perfect for entertaining with fridge freezer, dishwasher and range cooker available. Upstairs to the first floor, hallway landing, three well proportioned bedrooms and modernised family bathroom. Master bedroom with en-suite shower room and built in wardrobes to the top floor. Externally to the front enclosed low maintenance front garden having potential for a driveway if desired (subject to permission). Enclosed secure and private rear garden, ideal for children, pets and summer gatherings. To the rear double gated access, ideal for anyone wanting to keep a vehicle secure and garage offering more parking or extra storage space. The property also benefits from gas central heating with an upgraded boiler for added efficiency along with double glazing throughout.

### CONTACT INFORMATION

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£280,000

# 46 Rosslyn Avenue

Coundon, Coventry CV6 1GN



- \*DELIGHTFUL FAMILY HOME\*
- \*EN-SUITE MASTER BEDROOM\*
- \*GARAGE & VEHICLE ACCESS AT THE REAR\*
- \*SOUGHT AFTER LOCATION\*

- \*EXTENDED & SPACIOUS THROUGHOUT\*
- \*KITCHEN/DINING WITH APPLIANCES\*
- \*VACANT & NO CHAIN\*
- \*FOUR BEDROOMS OVER THREE STOREYS\*
- \*LOUNGE WITH FEATURE FIREPLACE\*
- \*UPGRADED BOILER & RECENTLY DECORATED\*

## Approach/ Front Garden

## Entrance Hallway

### Lounge

16'2 x 12'8 (4.93m x 3.86m)

### Kitchen/Dining

17'2 x 15'7 (5.23m x 4.75m)

## First Floor -

### Hallway Landing

### Bedroom Two

13'4 x 11'2 (4.06m x 3.40m)

### Bedroom Three

11'7 x 11'2 (3.53m x 3.40m)

### Bedroom Four

9'0 x 5'11 (2.74m x 1.80m)

### Family Bathroom

7'7 x 5'11 (2.31m x 1.80m)

### Second Floor

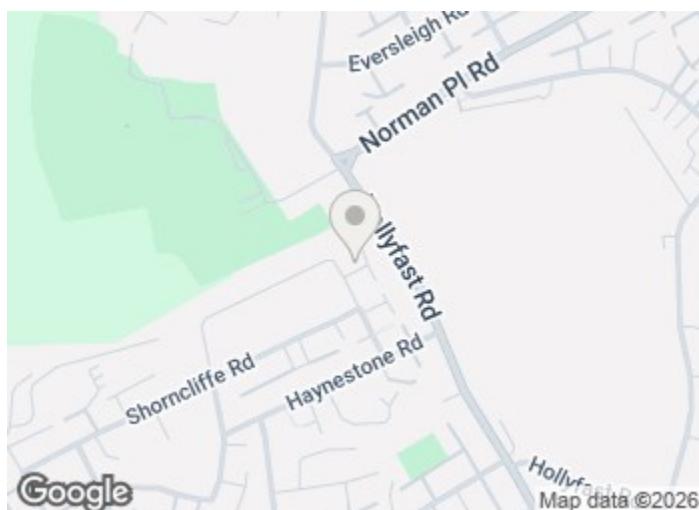
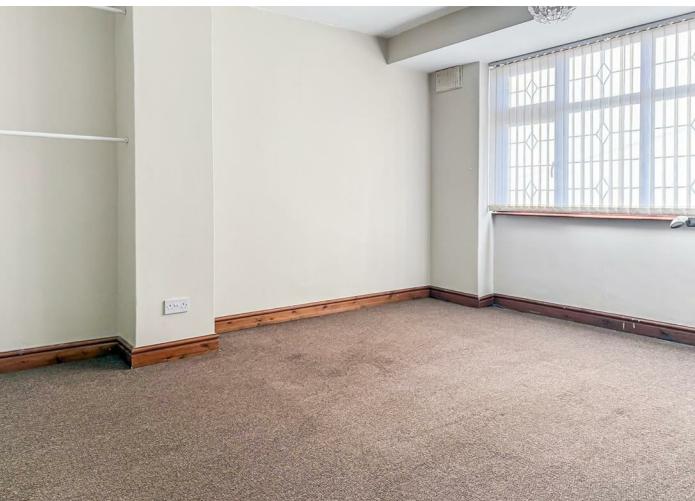
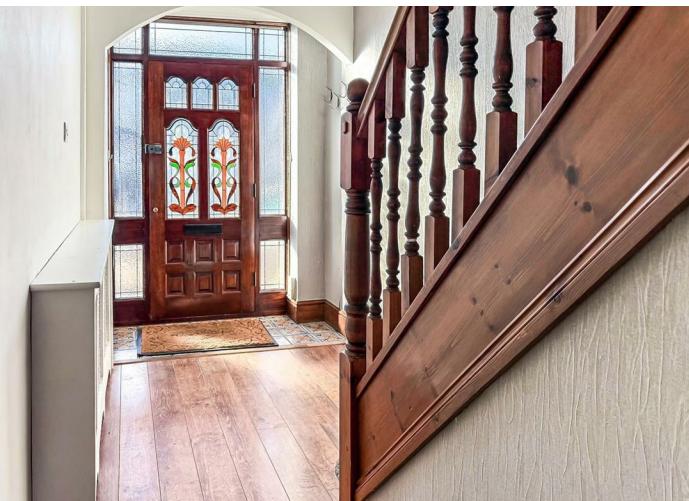
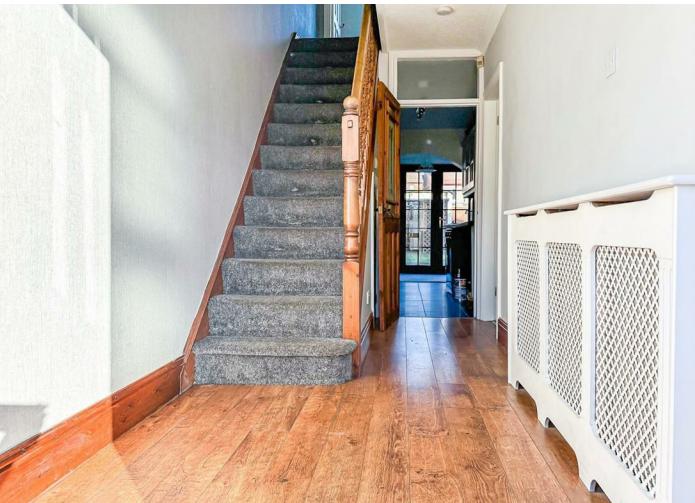
### Bedroom One

10'2 x 9'8 (3.10m x 2.95m)

### En-Suite

### Rear Garden

### Garage



## Directions