

## **6 Angela Avenue, Coventry, CV2 2GJ** **Offers Over £195,000**

This charming three-bedroom mid-terrace home on Angela Avenue, Potters Green presents an excellent opportunity for first-time buyers, families or savvy investors given the high rental demand in the area. Ideally located for easy access to local shops, highly regarded schools and Coventry University Hospital. Furthermore, its proximity to the M6 motorway makes commuting a breeze.

The property boasts a spacious entrance hallway that leads into a delightful lounge through dining room, which is bathed in natural light and features a lovely fireplace, creating a warm and inviting atmosphere. The well-appointed fitted kitchen provides easy access to the rear garden. Upstairs, the landing leads to two generously sized double bedrooms and a further single bedroom, providing ample space for family living. The fitted family bathroom completes the upper floor, ensuring convenience for all. The rear garden featuring a patio area, laid lawn, and a garage at the rear, offering both practicality and a pleasant outdoor retreat. With a driveway that accommodates two cars for convenient parking. The property benefits from double glazing and gas central heating throughout.

In summary, this terraced house on Angela Avenue is a delightful blend of comfort, convenience, and potential, making it a must-see for anyone looking to settle in a highly convenient location. Contact us to book your viewing today and avoid missing out on this fantastic opportunity!

## Approach/ Driveway



## Entrance Hall



## Lounge/Diner

22'0 x 10'3 (6.71m x 3.12m)



## Fitted Kitchen

8'6 x 7'5 (2.59m x 2.26m)



## Upstairs Landing

## Bedroom One

12'1 x 9'8 (3.68m x 2.95m)



## Bedroom Two

9'9 x 9'8 (2.97m x 2.95m)



## Bedroom Three

8'6 x 6'6 (2.59m x 1.98m)



## Family Bathroom



## Rear Garden



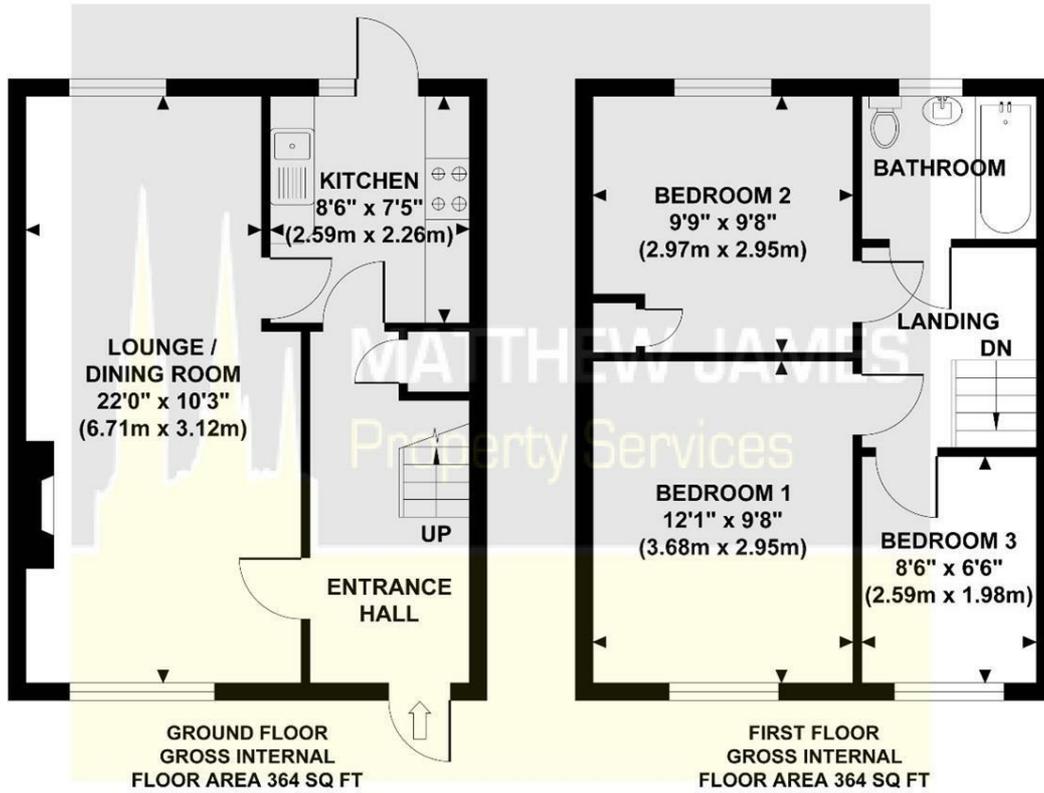
## Garage



# Floor Plan

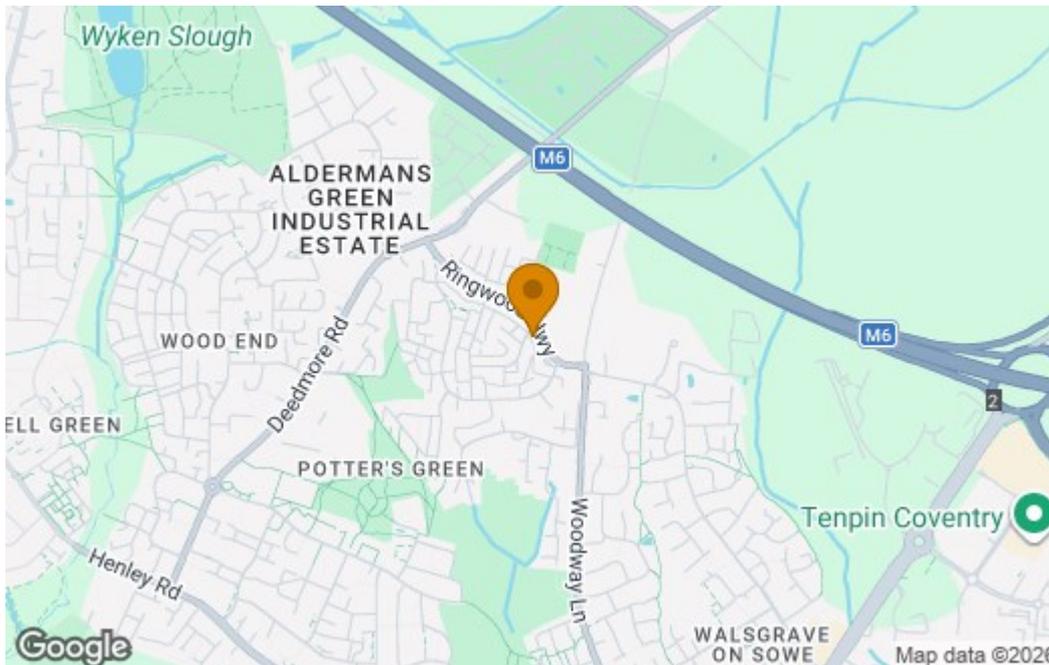
## 8 ANGELA AVENUE

Approximate Gross Internal Area 728 sq ft / 67.63 sq m

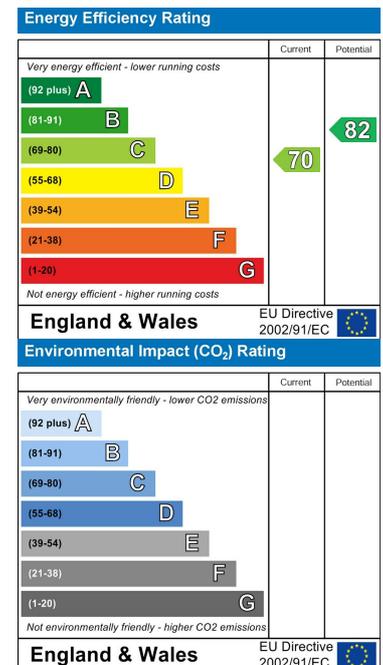


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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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