



**MATTHEW JAMES**  
Property Services



## 38 Four Pounds Avenue

Chapelfields, Coventry, CV5 8DG

£129,995



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## Hallway

A warm welcome into the property with modern flooring, "L" shaped with doors leading to

## Lounge / Diner

16'11" x 10'7" (5.16 x 3.23)

A very spacious room with modern flooring, electric fireplace, modern flooring, radiators and PVCu window to the front aspect

## Kitchen

10'2" x 6'5" (3.12 x 1.98)

To the front aspect, with a good range of fitted kitchen units, including cooker, hob and extractor fan, fridge freezer and washing machine.

## Bathroom

To the side aspect, a generous sized bathroom comprising of a corner bath with overhead shower, low level WC, wash hand basin, radiator, obscured PVCu window and fitted storage space which houses the gas combination boiler .

## Bedroom One

12'11" x 10'7" (3.94 x 3.25)

To the rear aspect, a very generous bedroom with radiator and PVCu window overlooking the rear garden space.

## Bedroom Two

9'10" x 6'0" (3.02 x 1.85)

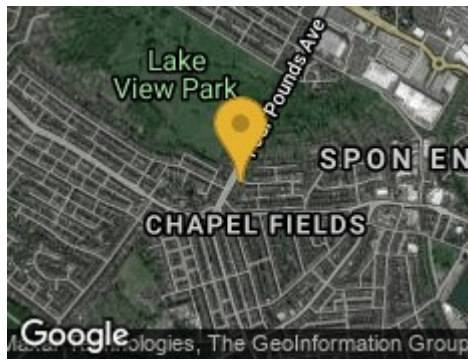
To the rear aspect, a good sized second bedroom with radiator and PVCu window overlooking the rear garden space.



## Road Map



## Hybrid Map

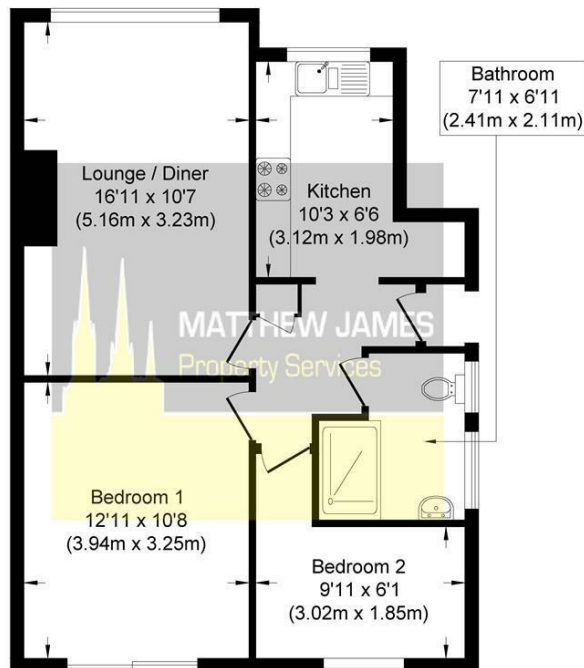


## Terrain Map



## Floor Plan

**FOUR POUNDS AVENUE**  
Approximate Gross Internal Area  
586 sq ft / 54.41 sq m



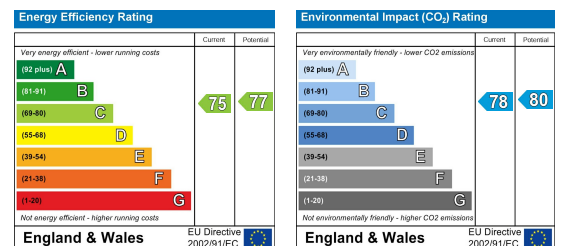
**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 586 SQ FT**

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.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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