MATTHEW JAMES
Property Services

156 Churchill Avenue, Coventry, CV6 5JG
Offers Over £230,000

New to the market this delightful three bedroom property, offered for sale with NO CHAIN. The property has lots of character, has been extended offering spacious living accommodation, in need of some modernisation being the ideal opportunity for someone to add their own personal touch to make their ideal home. Situated in the popular Foleshill area surrounded by local amenities and schools, perfect for growing families or would be a great investment purchase due to rental demand in the area.

You step inside the entrance hallway(currently partitioned as was previously rented out, can be removed) Through to the spacious lounge/diner, the perfect space for a large family, having laminate flooring, feature fireplace and patio doors out to the rear garden. Large kitchen with space for a dining table, a range of fitted storage cupboards, built in oven and hob and space for all electrical appliances. Ground floor shower room with wc and sink for convenience and back door out to the garden. To the first floor, three generous size bedrooms and family bathroom. The loft has been fully boarded with velux window and is an additional useful space.

Externally to the front, small blocked paved front garden with low level wall and side access gate to the rear of the property. Low maintenance rear garden with block paving, outside sink, rear garage and additional outbuilding with plenty of storage space.

This property offers spacious living in a convenient location and is a great opportunity not to be missed!

Approach

Lounge/Dining
23'5 x 12'4 (7.14m x 3.76m)

Kitchen
19'9 x 7'8 (6.02m x 2.34m)

Ground Floor Shower Room
6'10 x 6'2 (2.08m x 1.88m)

Hallway Landing

Bedroom One
11'9 x 11'9 (3.58m x 3.58m)

Bedroom Two
10'9 x 10'9 (3.28m x 3.28m)

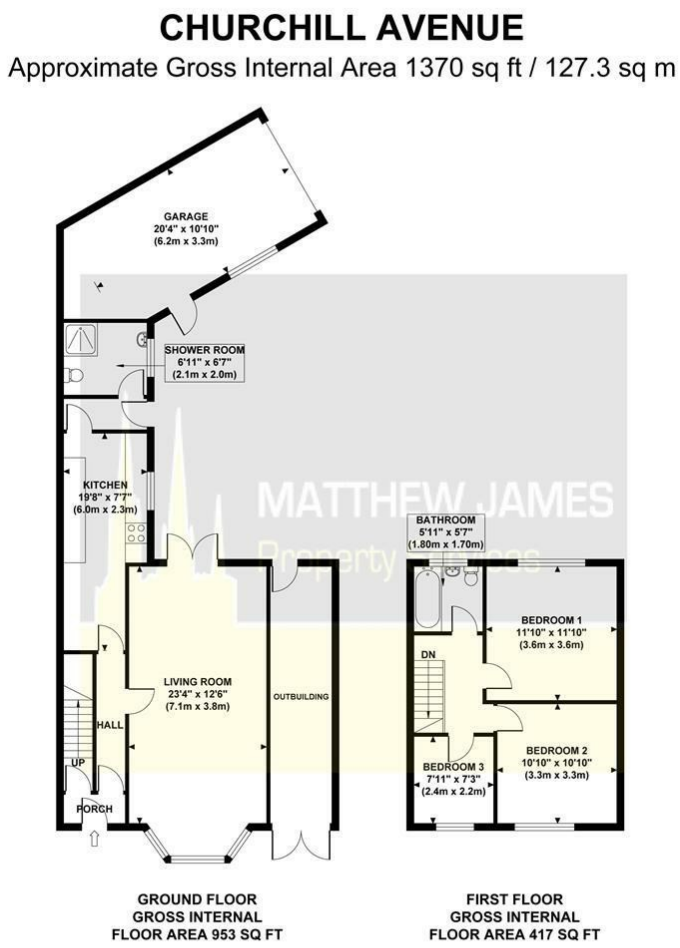
Bedroom Three
7'10 x 7'2 (2.39m x 2.18m)

Rear Garden

Garage
20'4 x 10'9 (6.20m x 3.28m)

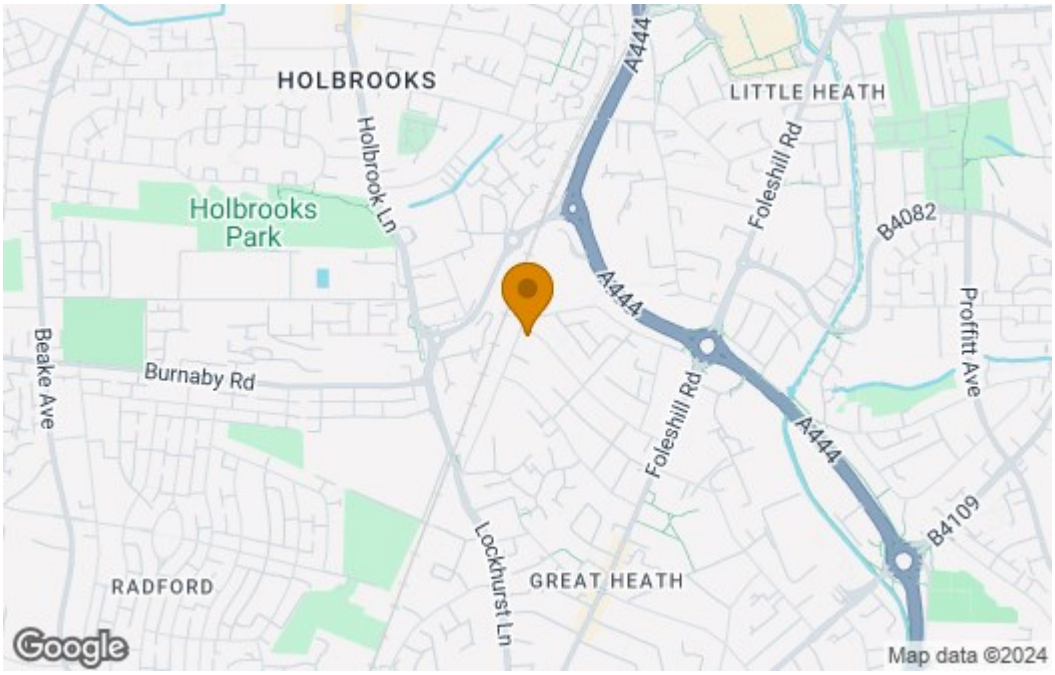
Family Bathroom
5'10 x 5'6 (1.78m x 1.68m)

Floor Plan

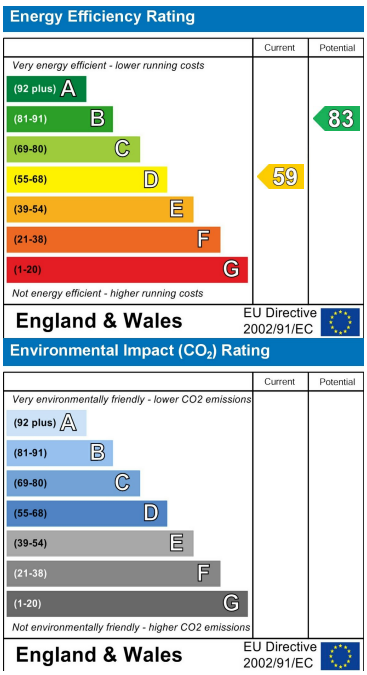


Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

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