

Road Map



Hybrid Map

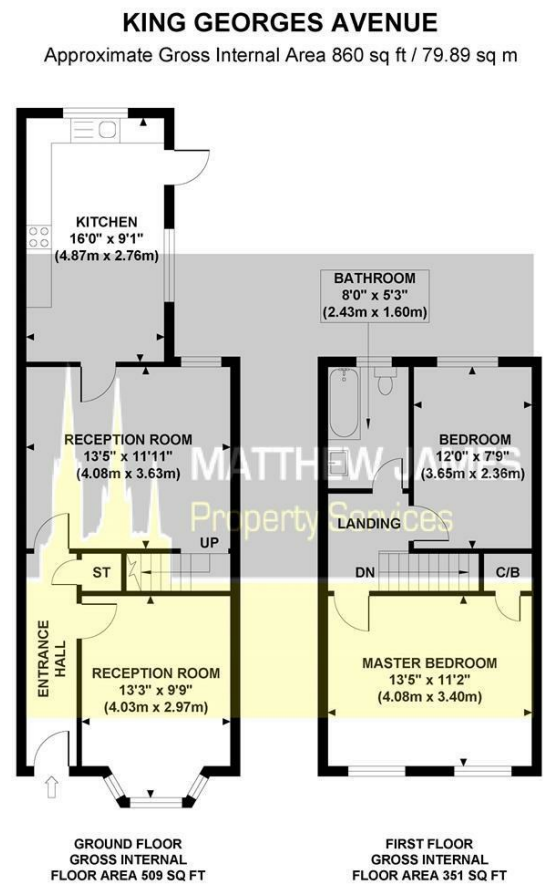


Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

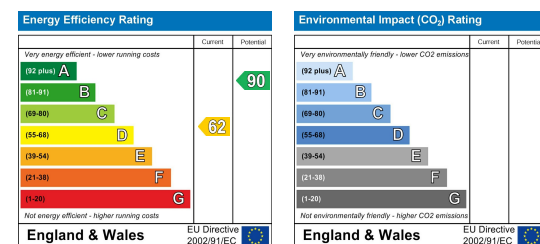


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.



**50 King Georges Avenue**

Foleshill, Coventry CV6 6FF

£160,000



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## Front Garden

Having walled foregarden and leads to the front door and into the:

## Entrance Hallway

With doors leading off to

## Reception Room One

13.3 x 9.9

Having a PVCU bay window to the front elevation.

## Reception Room Two

13.5 x 11.11

Having a PVCU window to the rear elevation, door with stairs leading to first floor and further door that leads to the:

## Kitchen Dining Room

16.0 x 9.1

Having two PVCU double glazed windows to the rear and side elevations, PVCu door to the side elevation, a range of wall, base and drawer units with roll top work surfaces over, inset oven with four ring gas hob with extractor over, space and plumbing for dishwasher and washing machine and an area for seating.

## First Floor Landing

Having doors leading off to:

## Bedroom One

13.5 x 11.2

Having two PVCu windows to the front elevation and over stairs storage cupboard.

## Bedroom Two

12.0 x 7.9

Having a PVCu window to the rear elevation.

## Bathroom

8.0 x 5.3

Having a PVCu double obscure glazed window to the rear elevation, low level flush WC, panel bath with shower over, vanity wash hand basin, ladder style heated towel rail and decorative tiling to all splash prone areas.

## Rear Garden

Enclosed rear garden with enclosed storage area and fencing.

