



9 Norman Avenue, Coventry, CV2 2NR Offers Over £295,000

VACANT WITH NO CHAINTucked away in the sought-after Walsgrave area, this charming three-bedroom link-detached family home offers comfortable and convenient living in a fantastic location.

Step inside to find a welcoming lounge featuring fireplace, bay window and a second window filling the room with natural light. The heart of the home lies in the spacious kitchen/dining area with integrated electric oven, hob, extractor fan and freestanding washing machine, complete with a handy pantry with fridge freezer and French doors that open out onto the rear garden, blending indoor comfort with outdoor tranquillity.

Upstairs, the property boasts three well-proportioned bedrooms and a recently re-fitted modern shower room delivering a fresh, contemporary feel.

Outside, enjoy a lovely rear garden with a laid lawn and patio area, ideal for family time and relaxing in the sunshine. There's also convenient access into the garage from the garden. A driveway and garage provide off-road parking.

Close to the University Hospital Walsgrave being a popular location for working professionals, excellent local schools, amenities and supermarkets. This home is brilliantly positioned for families and commuters alike —with good motorway links nearby for added convenience.

This home is chain free so you could have the key to your dream home in no time. Call to view!

Approach / Driveway

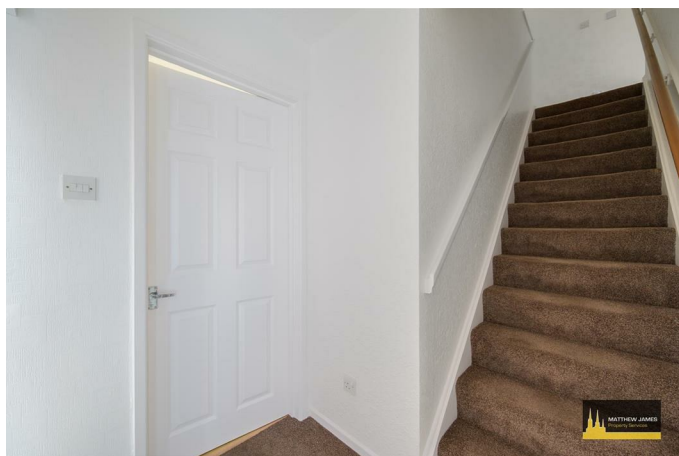


Bedroom One

11'10 x 8'7 (3.61m x 2.62m)



Entrance Hallway



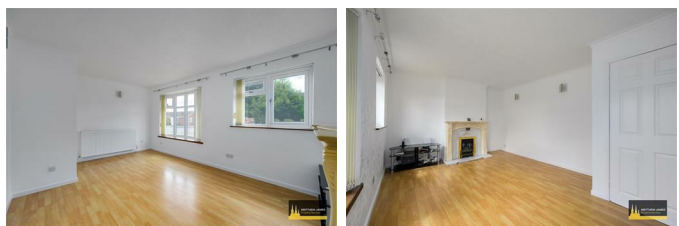
Bedroom Two

11'1 x 8'5 (3.38m x 2.57m)



Lounge

15'11 x 10'11 (4.85m x 3.33m)



Bedroom Three

7'8 x 7'3 (2.34m x 2.21m)



Kitchen/Dining

15'10 x 10'10 (4.83m x 3.30m)



Shower Room

7'9 x 6'10 (2.36m x 2.08m)



Rear Garden

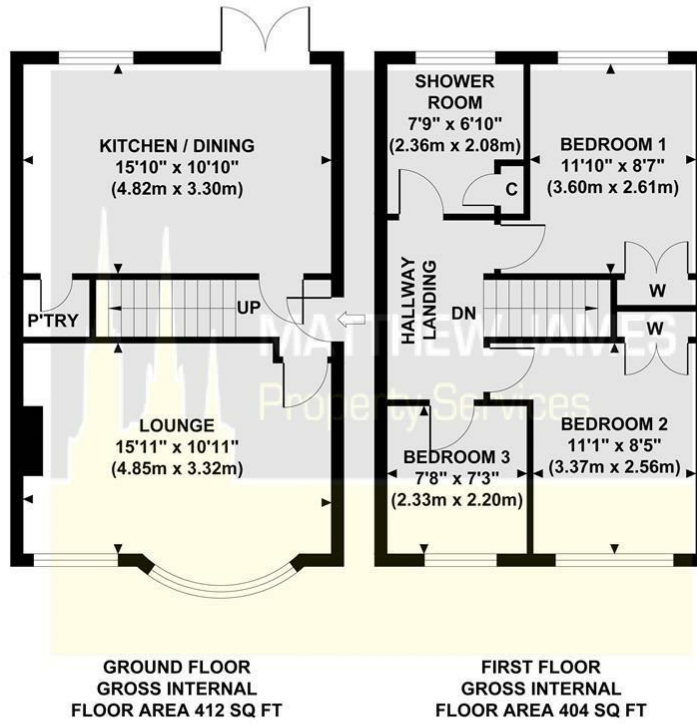


Garage



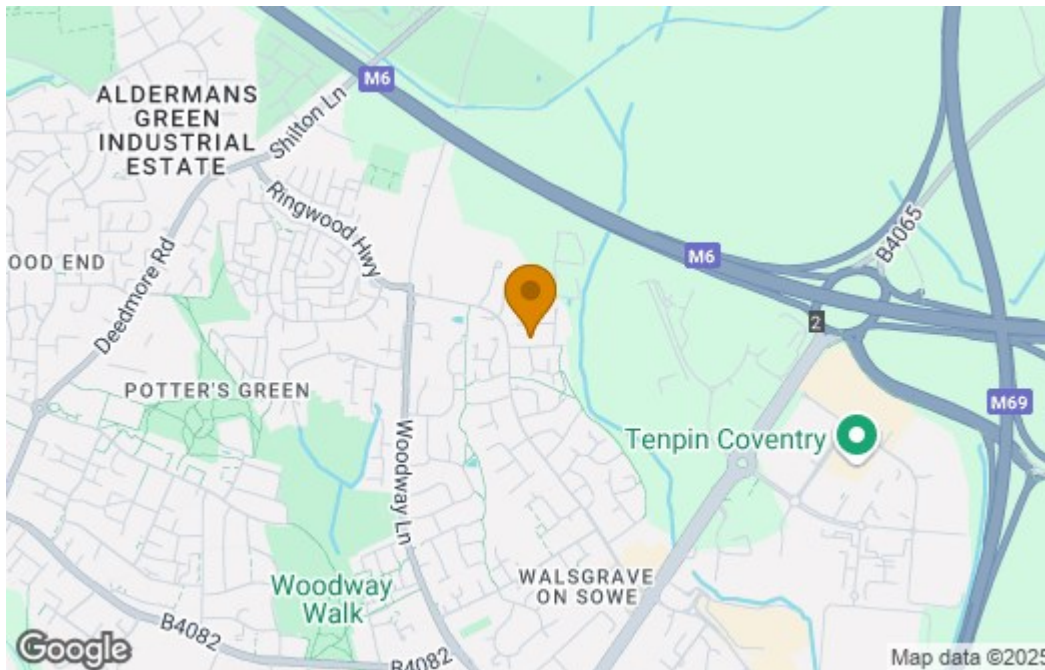
Floor Plan

9 NORMAN AVENUE
 Approximate Gross Internal Area
 816 sq ft / 75.80 sq m

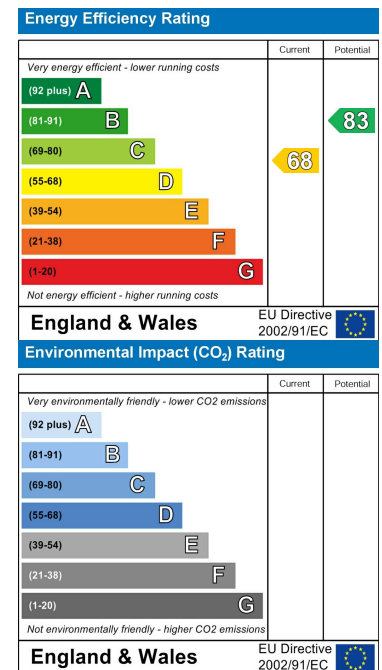


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



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