MATTHEW JAMES
Property Services

48 Arena Avenue, Coventry, CV6 4BS
£185,000

TWO DOUBLE BEDROOMS... SEMI DETACHED... PERFECT FOR A FIRST TIME BUYER... PERFECT FOR INVESTMENT... GREAT LOCATION... OFF ROAD PARKING FOR THREE CARS... GOOD SIZED REAR GARDEN. This property needs to be viewed to appreciate exactly what is being offered for sale. Briefly comprising of off road parking for three cars, entrance hallway, ground floor WC, lounge, kitchen dining room, two double bedrooms and a family bathroom with a shower over bath. Close to Arena Park shopping, bus routes into Coventry City Centre, CBS Arena and the motorway links. **WALK AROUND VIDEO AVAILABLE **. Call us now to book your immediate viewing and for further information.

Front Garden
Having planted flower beds and paved pathway that leads to the front door and into the:

Entrance Hallway
Having stairs off to the first floor and doors leading off to:

Ground Floor WC
Having a PVCu double obscure glazed window to the front elevation, low level flush WC, wash hand basin and tiling to all splash prone areas.

Lounge
15'1 x 9'4 (4.60m x 2.84m)
Having a PVCu double glazed window to the front elevation, under stairs storage cupboard and door leading to the:

Kitchen Dining Room
12'6 x 8'1 (3.81m x 2.46m)
Having a PVCu double glazed window and PVCu double glazed French door to the rear garden area, a range of modern wall, base and drawer units with roll top work surface over, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, integrated Electrolux oven, four ring gas hob with extractor over and an area for a table and chairs.

First Floor Landing
Having balustrade, access to the loft and doors lead off to:

Bedroom One
10'8 x 8'2 (3.25m x 2.49m)
Having a PVCu double glazed window to the rear elevation.

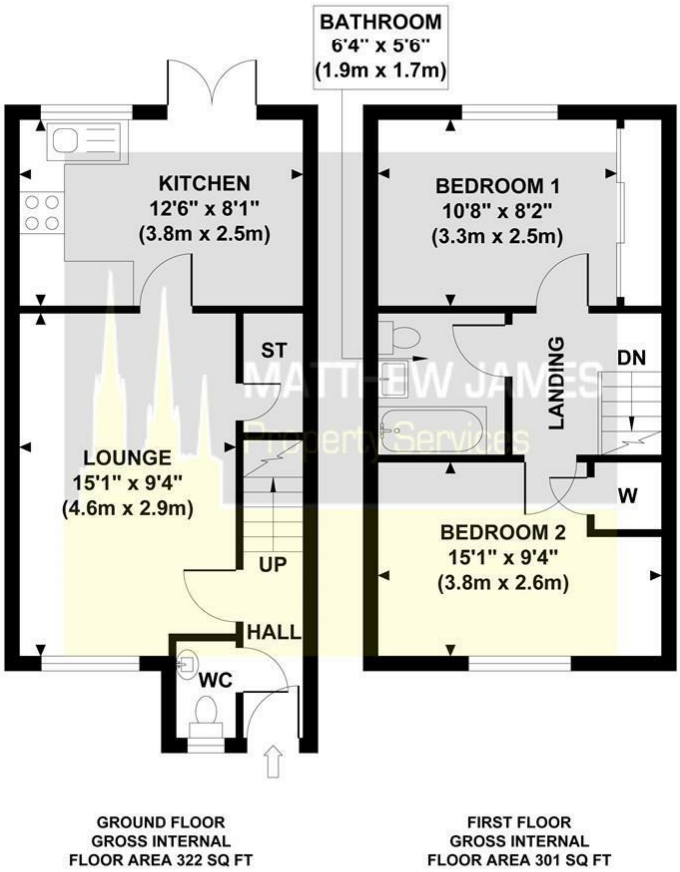
Bedroom Two
12'7 x 8'5 (3.84m x 2.57m)
Having two PVCu double glazed windows to the rear elevation.

Family Bathroom
6'4 x 5'6 (1.93m x 1.68m)
Having an obscure PVCu double glazed window to the side elevation, panel bath with shower over, low level flush WC, pedestal wash hand basin, extractor and modern tiling to all splash prone areas.

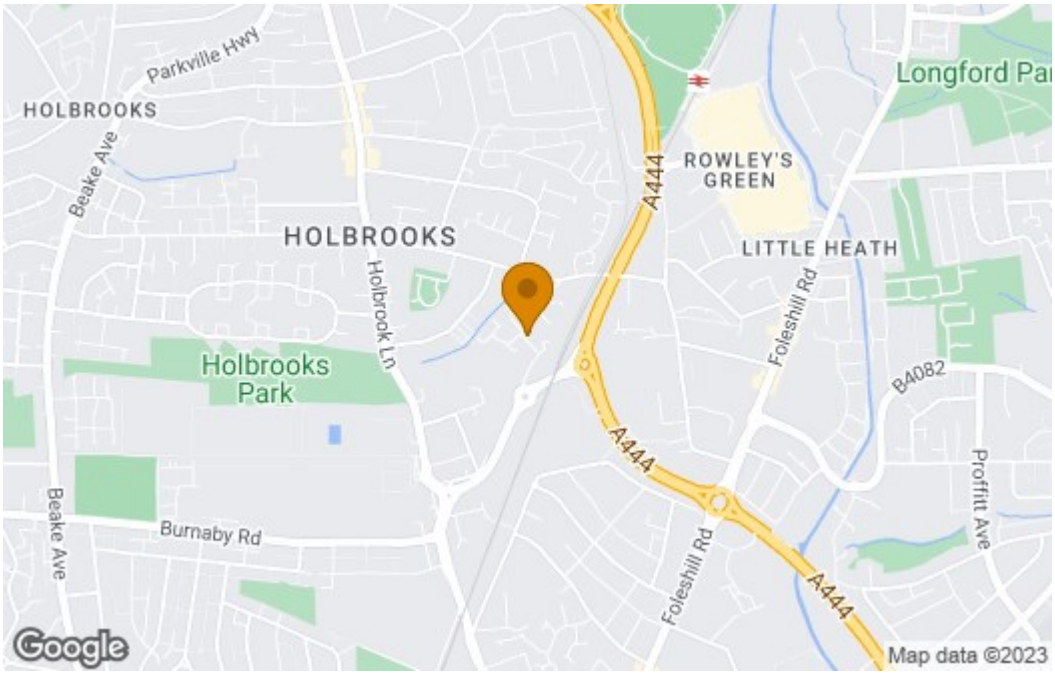
Rear Garden
Having a paved patio area, mainly laid to lawn with planted borders and timber pedestrian gate that leads to the front driveway.

Parking Arrangements
This property has parking to the front and to the side of the property providing parking for three / four normal sized family motor vehicles. All parking is accessed via dropped kerb.

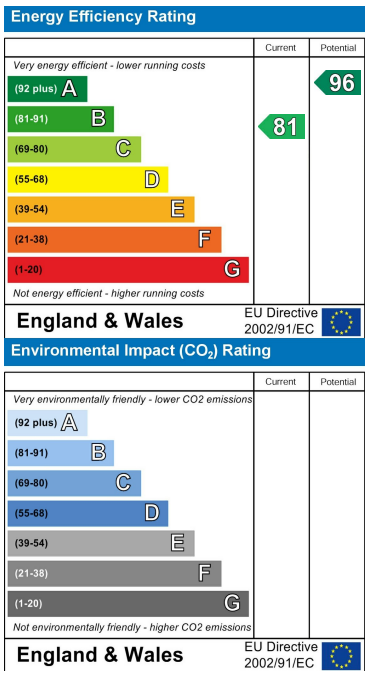
Floor Plan



Area Map



Energy Efficiency Graph



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