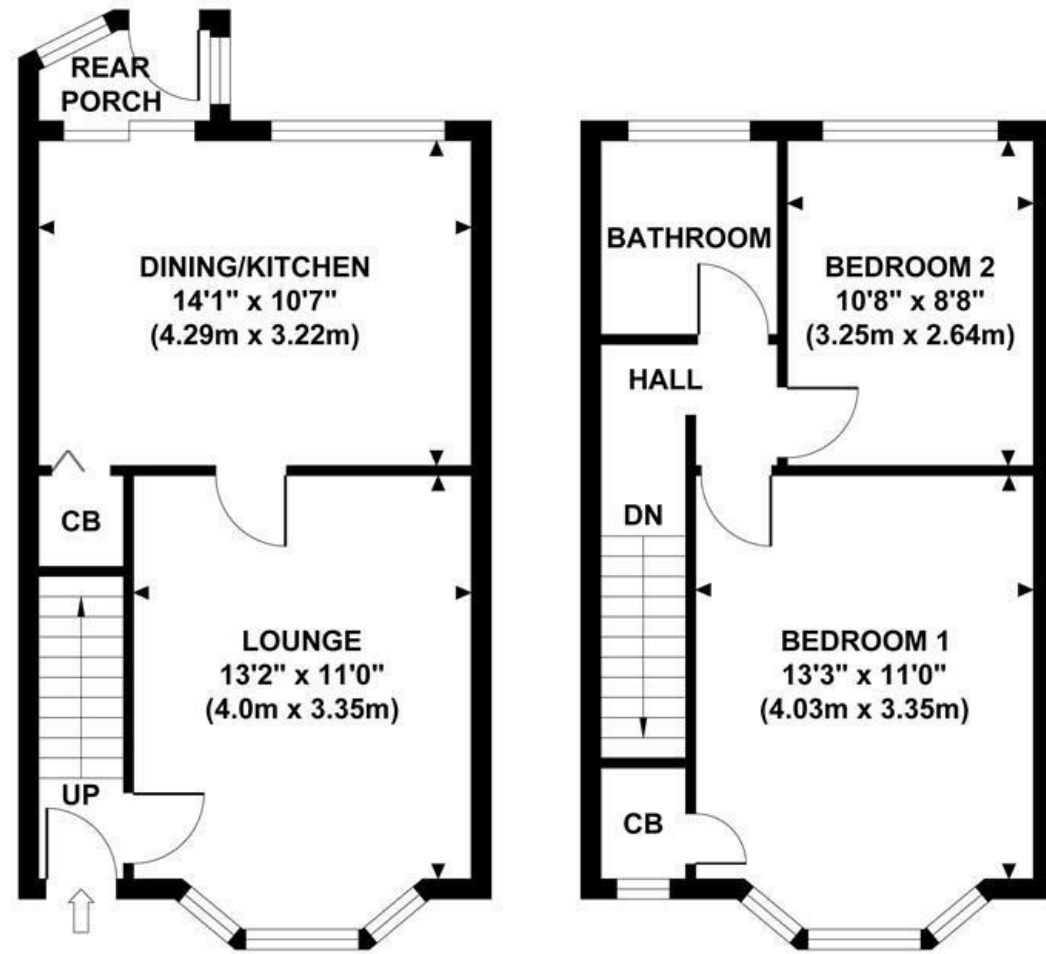


# FORKNELL AVENUE

Approximate Gross Internal Area  
714 sq ft / 66.33 sq m

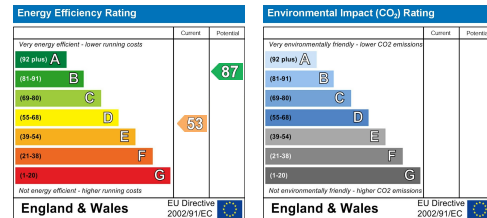


**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 366 SQ FT**

**FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 348 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.

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.



## 23 Forknell Avenue Wyken, Coventry CV2 3EN

OFFERED WITH NO UPWARD CHAIN! Located in the popular Wyken area, this delightful property is perfect for first time buyer and would make a great family home or a fantastic investment opportunity (can also be sold with tenants in situ).

Property comprises of a block paved driveway leading to the entrance storm porch. Hallway into the spacious lounge with bay window, laminate flooring, feature fireplace, door leading into the kitchen / dining room. Fully fitted kitchen, built in oven, hob and extractor fan, plumbing and space for washing machine, space for a fridge freezer and dishwasher. There is also a large under stairs storage cupboard. The rear porch leads to the lovely garden with patio area and single garage at the rear accessed via the secure locked side gate. Upstairs there are two spacious double bedrooms and the family bathroom is fitted with a white suite, shower over bath and white ceramic tiles. Gas central heating and double glazing throughout.

The property is ideally located for local shops and amenities, also popular for local schools and access to Coventry University Hospital. DON'T MISS OUT - CALL US TO VIEW.

**Offers Over £190,000**

### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

# 23 Forknell Avenue

Wyken, Coventry CV2 3EN



- TWO DOUBLE BEDROOMS
- END OF TERRACE
- OFFERED WITH NO UPWARD CHAIN
- LOUNGE WITH FEATURE FIREPLACE
- OFF ROAD PARKING
- PATIO GARDEN WITH GARAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- KITCHEN / DINING ROOM
- MUST BE SEEN!



**Front of Property with Driveway**

**Family Bathroom**

**Rear Garden with Garage**

**Entrance Porch**

**Entrance Hallway**

**Lounge**

13'2 x 11'0 into bay (4.01m x 3.35m into bay)

**Kitchen Dining Room**

14'0 x 10'7 (4.27m x 3.23m)

**Hallway Landing**

**Bedroom One**

13'3 x 11'0 into bay (4.04m x 3.35m into bay)

**Bedroom Two**

10'8 x 8'8 (3.25m x 2.64m)



**Directions**