

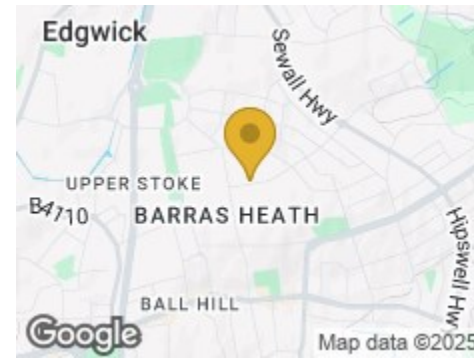
Road Map



Hybrid Map



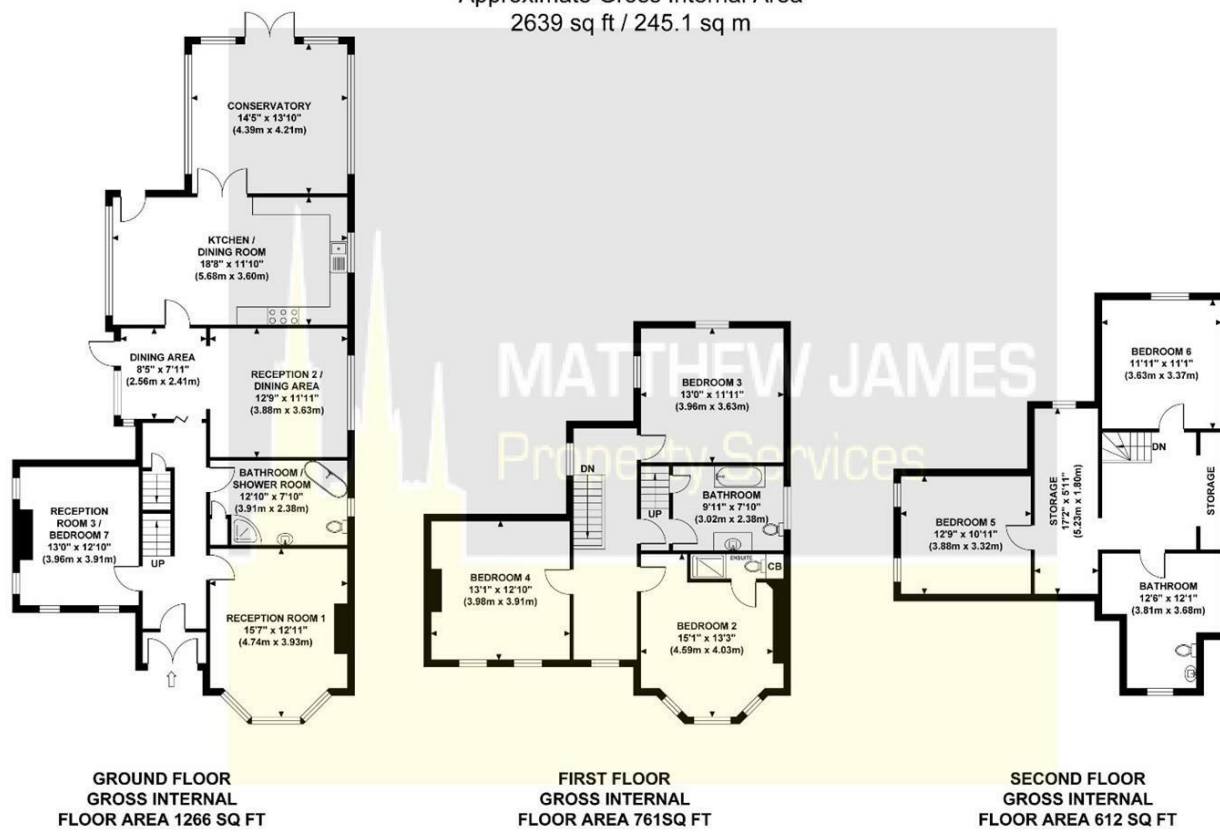
Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

**33 AVON STREET**  
Approximate Gross Internal Area  
2639 sq ft / 245.1 sq m



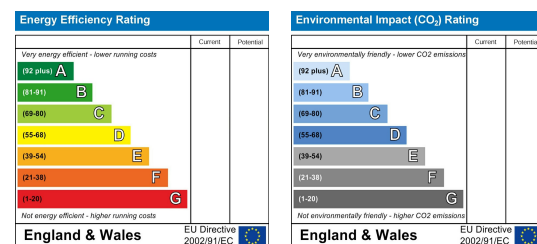
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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.

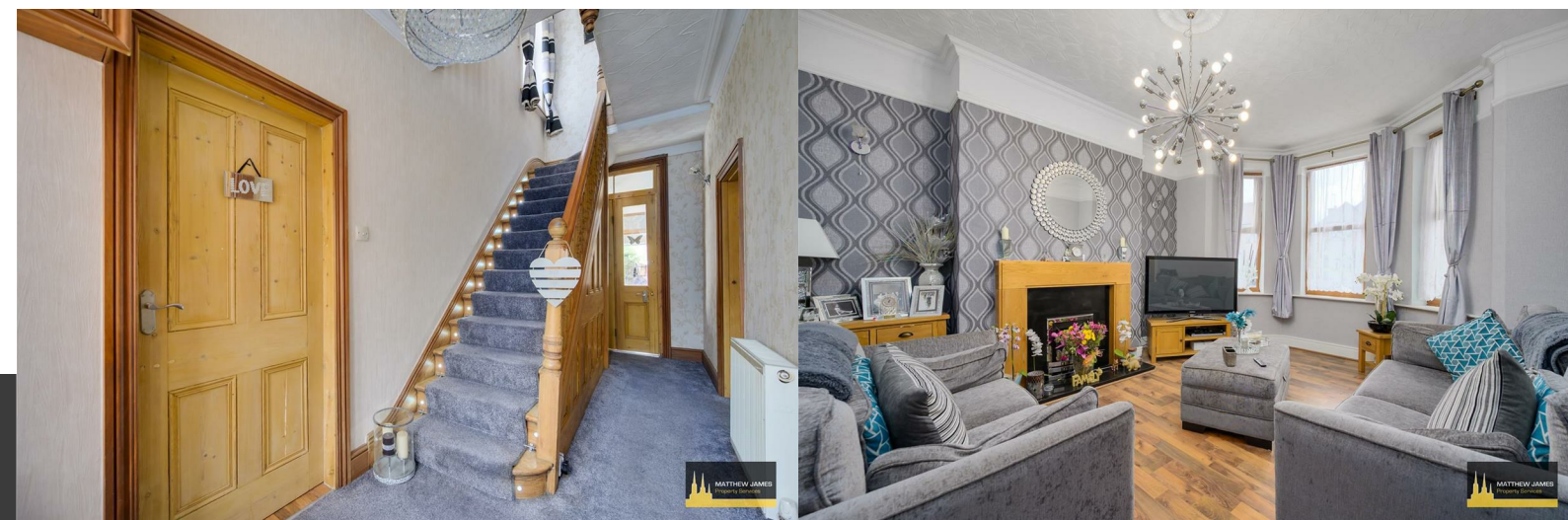
Energy Efficiency Graph



**33 Avon Street**

Stoke, Coventry CV2 3GJ

Offers Over £475,000



CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY  
02477 170170

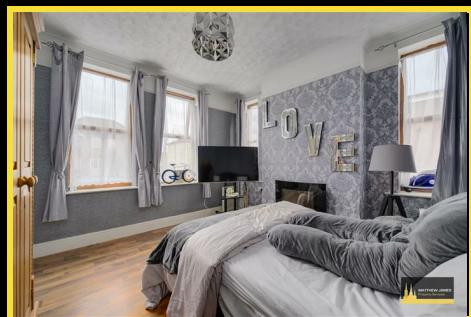
info@matthewjames.uk.com  
www.matthewjames.uk.com

Facebook  
Twitter

# 33 Avon Street

Stoke, Coventry CV2 3GJ

Offers Over £475,000



## Off Road Parking & Approach

Accessed via a dropped kerb and provides off road parking for two motor vehicles and access into the:

## Storm Porch

With further access into the:

## Entrance Hallway

Having balustrade stairs that lead off to the first floor and doors leading off to:

## Reception Room One

15'7 x 12'11

Having three PVCu double glazed windows to the front elevation, feature fireplace with inset 'real flame' gas fire with hearth mantle and surround.

## Ground Floor Bath And Shower Room

12'10 x 7'10

Having a PVCu double obscure glazed window to the side elevation, slipper style bath, wash hand basin, low level flush WC, walk-in shower enclosure with Triton Perea shower over, heated ladder style towel rail and tiling to all splash prone areas. There is also a separate cupboard with plumbing for a washing machine and tumble dryer.

## Reception Room Three / Bedroom Six

13' x 12'10

Having two PVCu double glazed windows to to the front and side elevations.

## Basement

13'1 x 12'11

Having steps that lead down with power and lighting.

## Reception Room Two

12'9 x 11'11

Having a PVCu double glazed window to the side elevation, feature stand alone fireplace and access to the:

## Dining Area

7'11 x 8'5

Having a full height PVCu double glazed feature window with opening door to the side elevation and further door that leads to the:

## Open Plan Kitchen Dining Room

18'8 x 11'10

Having PVCu double glazed windows to both side elevations, PVCu double glazed door to the rear garden area, a range of solid oak wall, base, display and drawer units with roll top worksurface over and upstands, Belfast sink, space and plumbing for a range style cooker, space for a USA style fridge freezer and PVCu double glazed French doors to the:

## Conservatory

14'5 x 13'10

Being of dwarf wall and PVCu double glazed design further French doors that lead to the rear garden patio area.

## First Floor Landing

Having a PVCu double glazed window to the side elevation, balustrade and doors leading off to the:

## Bedroom Two

15'1 x 13'3

Having three PVCu double glazed windows to the front elevation and door leading off to the:

## Bedroom Two En-Suite

(Not Measured) Having a walk-in shower enclosure with Energy 2000x shower over, low level flush WC with storage cupboard beyond, wash hand basin and tiling to all splash prone areas.

## Bedroom Three

13'0 x 11'11

Having a PVCu double glazed window to the side and rear elevations.

## Bedroom Four

13'1 x 12'10

Having two PVCu double glazed windows to the front elevations.

## Inner Hallway

Having stairs that lead off to the second floor and further door that leads to the:

## First Floor Family Bathroom

9'11 x 7'10

Having a PVCu double obscure glazed window to the side elevation, slipper style bath, low level flush WC, vanity style wash hand basin with storage beneath, vertical radiator, airing cupboard, illuminated mirror and tiling to all splash prone areas.

## Second Floor Landing

Having balustrade and doors leading off to:

## Bedroom Five

12'9 x 10'11

Having restricted head height with two PVCu double glazed windows to the side elevation.

## Bedroom Six

11'11 x 11'1

Having restricted head height with a PVCu double glazed window to the rear elevation.

## WC

12'6 x 12'1

Having restricted head height with a PVCu double glazed window to the front elevation, low level flush WC hand wash hand basin.

## Home Office / Games Room / Bar / Hobby Room

25'2 x 14'8

Currently being used as a home games with inset bar area but could have a range of uses including hobby room, artists studio or the home office.

## Rear Garden

Having a tiered paved patio area, mainly laid to lawn with mature planted beds and access to the:

## Double Tandem Garage

32'3 x 14'8

Having an electric up and over door to the front elevation, PVCu double glazed window to the side elevation, further door to the rear, power and lighting.

