



# MATTHEW JAMES

## Property Services



## 27 Courtland Avenue, Coventry, CV6 1GU

### Offers Over £265,000

THREE BEDROOMS... EXTENDED KITCHEN DINING ROOM... OFF ROAD PARKING... GARAGE... LARGE LIVING / DINING ROOM... END OF TERRACE... NEW ROOF... CLOSE TO ALL LOCAL AMENITIES... Located in the highly sought after of Coundon, this charming end of terrace property on Courtland Avenue presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for comfortable living. The larger than average through lounge dining room is perfect for both relaxation and entertaining, whilst the extended kitchen offers a modern and functional space for culinary enthusiasts.

The house features a contemporary bathroom, ensuring a fresh and inviting atmosphere. Additionally, the property benefits from a new roof, providing peace of mind for future maintenance. Off-road parking is available, along with a garage to the rear, making it convenient for residents and visitors alike.

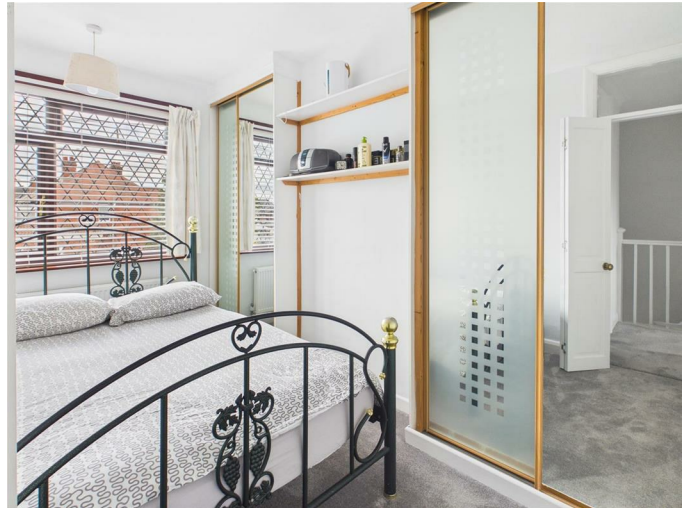
Situated close to a variety of local amenities, this home is ideally located for those seeking easy access to shops, schools, and transport links. With its blend of modern features and practical living space, this end-terrace house is a wonderful choice for anyone looking to settle in a vibrant community. Don't miss the chance to make this delightful property your new home. Call us now to book your viewing!



**Off Road Parking**



**Bedroom One**



**Entrance Hallway**

**Lounge Dining Room**



**Extended Kitchen Dining Room**



**Bedroom Two**



**First Floor Landing**



**Bedroom Three**



**Family Bathroom**



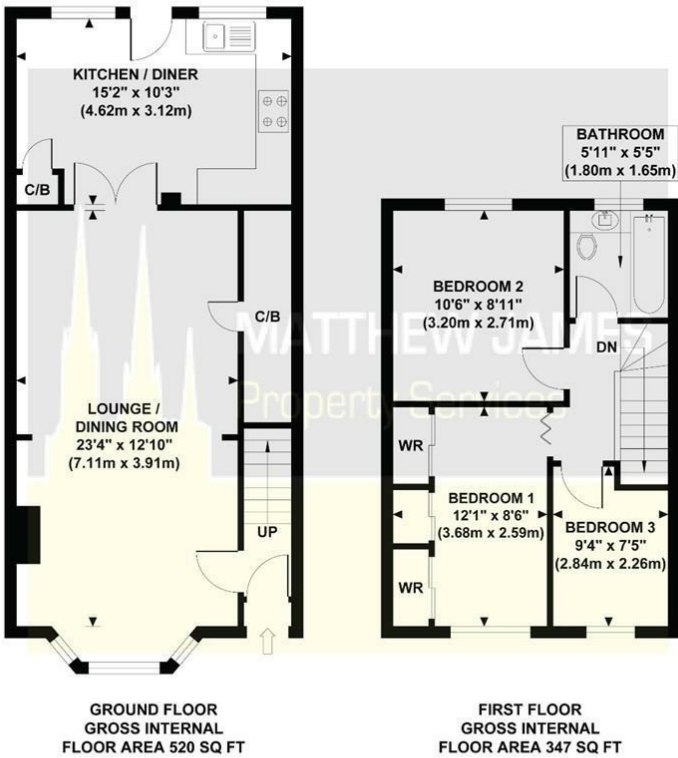
**Rear Garden**



**Garage**

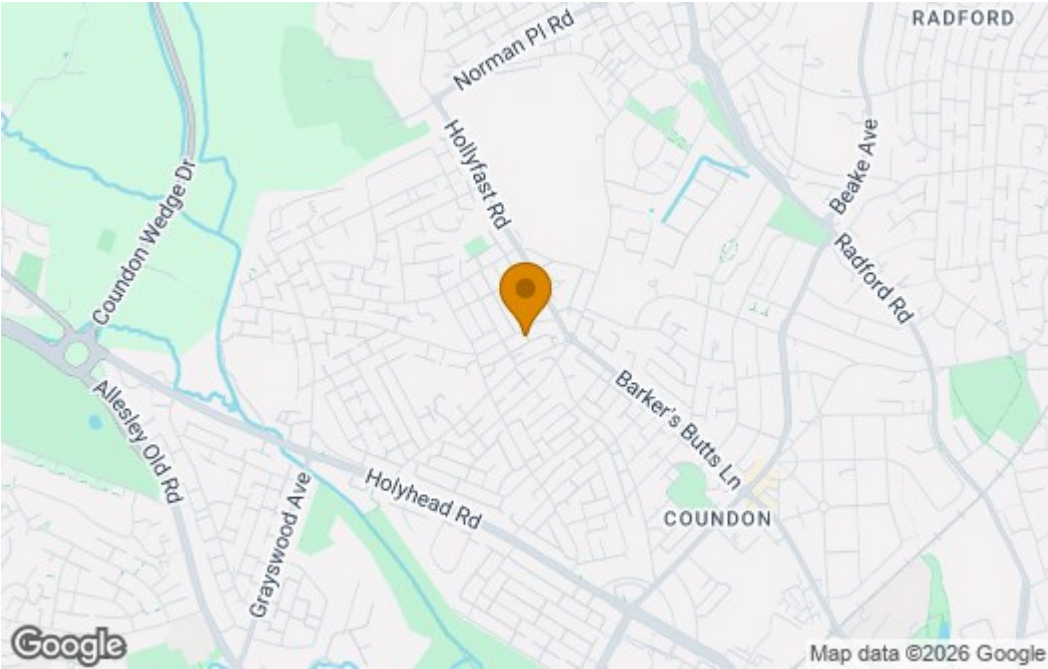
Floor Plan

27 COURTLANDS AVENUE  
Approximate Gross Internal Area 867 sq ft / 80.54 sq m

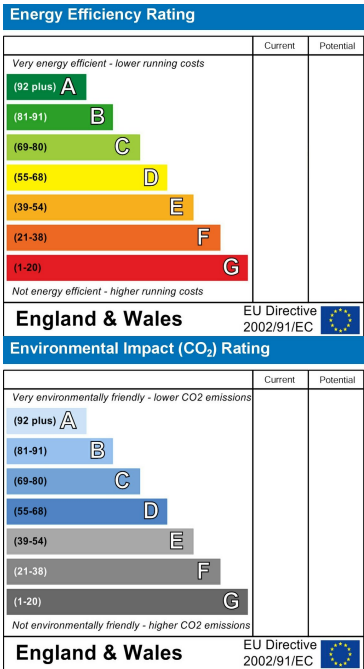


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



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.

CONTACT INFORMATION

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