



**484 Dunsmore Avenue, Coventry, CV3 3HD**  
**Offers Over £100,000**

ONE DOUBLE BEDROOM... FURTHER SEPARATE STUDY / NURSERY... FIRST FLOOR... GOOD LEASE... PVCu DOUBLE GLAZED... GAS CENTRAL HEATING... VACANT... NO UPWARD CHAIN. Located in the very popular residential area of Willenhall in Coventry, this first floor maisonette needs to be viewed to appreciate what is being offered for sale. Briefly comprising of living room, double bedroom, nursery / study, kitchen, family bathroom and on site parking. Having a good lease of 107 years, this property would be perfect for those that are looking for a new investment property, downsizing or a first time buyer. The property is now VACANT and has NO UPWARD CHAIN so why not give us a call to book your immediate viewing.

### **Entrance Hallway**

Accessed through a secure front door and stairs take you up to the hallway and doors lead off to:

### **Bedroom**

**13'8 x 9'10 (4.17m x 3.00m)**

Having a PVCu double glazed window to the rear elevation.

### **Living Room**

**13'9 x 10'8 (4.19m x 3.25m)**

Having a PVCu double glazed window to the rear elevation.

### **Study / Nursery**

**8'10 x 5'4 (2.69m x 1.63m)**

Having a PVCu double glazed window to the front elevation and cupboard housing the central heating boiler.

### **Family Bathroom**

**8'0 x 6' (2.44m x 1.83m)**

Having a PVCu double obscure glazed window to the front elevation with panel bath having shower over, low level flush WC, wash hand basin and modern tiling to all splash prone areas.

### **Kitchen**

**12'9 x 5'11 (3.89m x 1.80m)**

Having a PVCu double glazed window to the front elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space for a cooker, tiling to all splash prone areas.

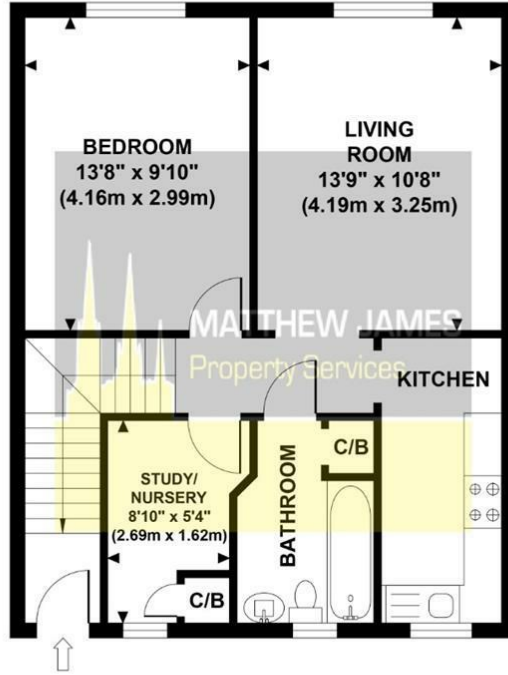
### **Communal Area**

Having development parking and landscaped and planted borders.

# Floor Plan

## DUNSMORE AVENUE

Approximate Gross Internal Area 549 sq ft / 51.0 sq m



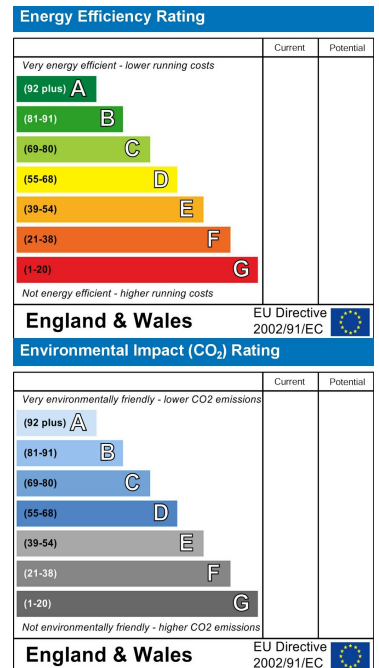
### GROSS INTERNAL FLOOR AREA 549 SQ FT

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.

## 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

📍 24a Warwick Row, Coventry CV1 1EY

☎ 02477 170170

✉ info@matthewjames.uk.com

🌐 www.matthewjames.uk.com

📘 Facebook

🐦 Twitter