

MATTHEW JAMES

Property Services



33 Avon Street, Coventry, CV2 3GJ

Offers Over £475,000

SIX BEDROOMS... THREE BATHROOMS... FOUR RECEPTION ROOMS... DOUBLE TANDEM GARAGE... BASED OVER THREE FLOORS... DETACHED... GARDEN / PARTY OR HOBBY ROOM... OFF ROAD PARKING... LARGE REAR GARDEN... Located on Avon Street in Stoke, Coventry, this impressive larger than average detached house offers an abundance of space and versatility, making it an ideal choice for larger families or those seeking a property with potential for rental income. Boasting six generously sized double bedrooms spread across three floors, this home ensures ample room for everyone.

The property also features three well-appointed bathrooms, providing convenience for busy mornings and accommodating guests with ease. The four reception rooms offer a variety of spaces for relaxation, entertainment, or even a home office, catering to the diverse needs of modern family life. The conservatory adds a delightful touch, allowing natural light to flood in and providing a serene spot to unwind.

Outside, the large rear garden is a true highlight, complete with a home office or party room, perfect for hosting gatherings or enjoying quiet moments in nature. The double tandem garage and off-road parking further enhance the practicality of this home, ensuring that parking is never a concern.

With NO UPWARD CHAIN, this property is ready for you to move in and make it your own. It has previously been used as an Airbnb, it presents an excellent opportunity for those looking to invest in a property with potential for additional income. This home truly embodies comfort and convenience, making it a must-see for anyone seeking a spacious family residence in Coventry. Sound like your next family home? Call us now to book your immediate viewing!

Off Road Parking & Approach

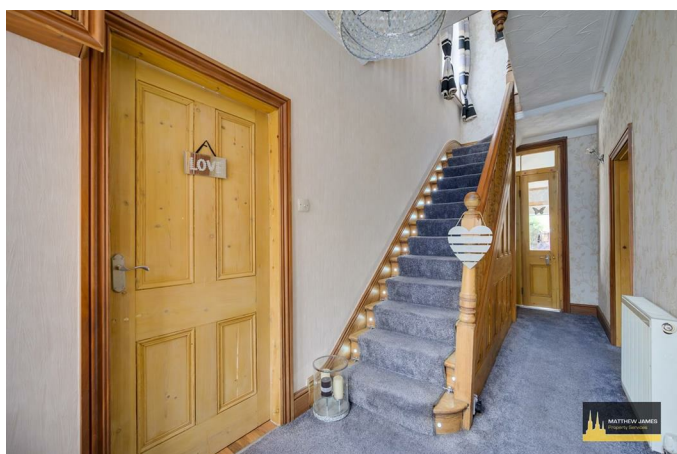


Accessed via a dropped kerb and provides off road parking for two motor vehicles and access into the:

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 (4.75m x 3.94m)



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 (3.91m x 2.39m)



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 (3.96m x 3.91m)



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

Basement

13'1 x 12'11 (3.99m x 3.94m)

Having steps that lead down with power and lighting.

Reception Room Two

12'9 x 11'11 (3.89m x 3.63m)



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 (2.41m x 2.57m)



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 (5.69m x 3.61m)



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 work surface 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:

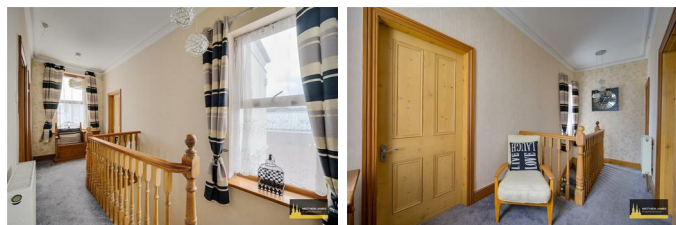
Conservatory

14'5 x 13'10 (4.39m x 4.22m)



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

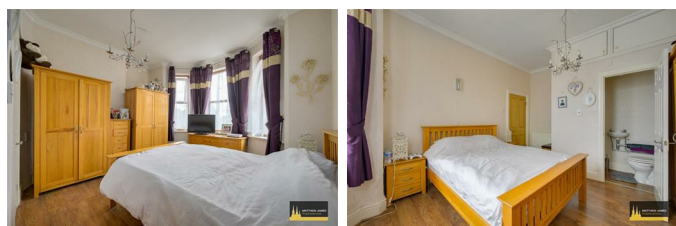
First Floor Landing



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

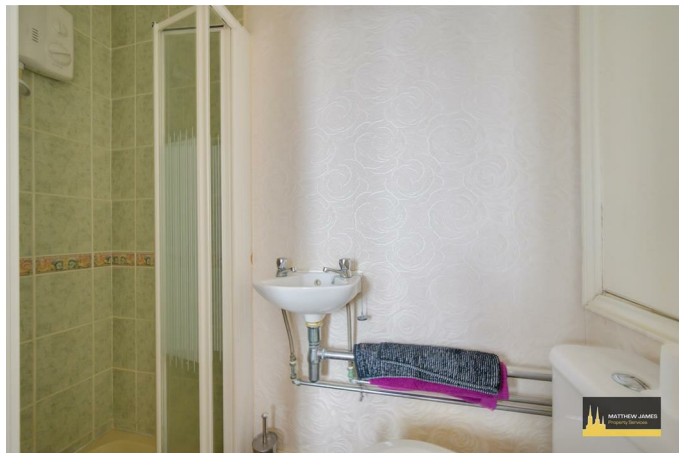
Bedroom Two

15'1 x 13'3 (4.60m x 4.04m)



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 (3.96m x 3.63m)



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

Bedroom Four

13'1 x 12'10 (3.99m x 3.91m)



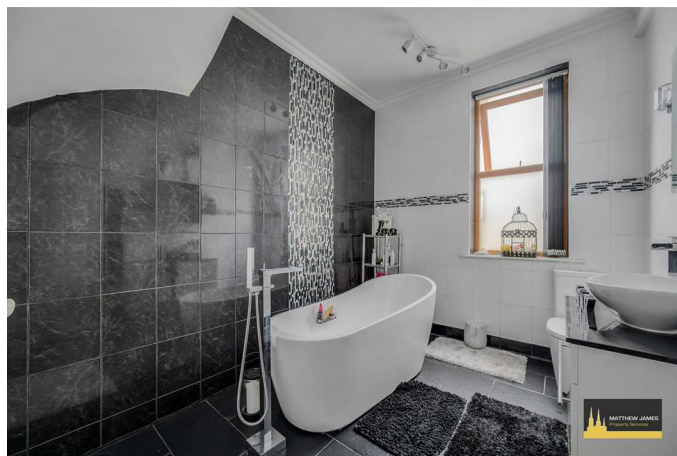
Having two PVCu double glazed windows to the front elevations.

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 (3.02m x 2.39m)



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.

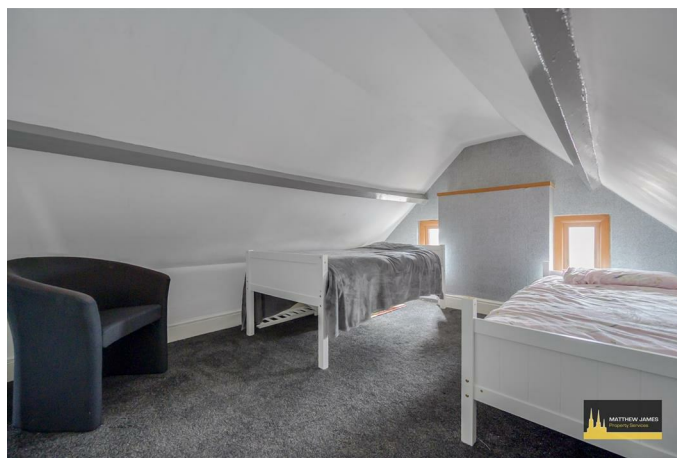
Second Floor Landing



Having balustrade and doors leading off to:

Bedroom Five

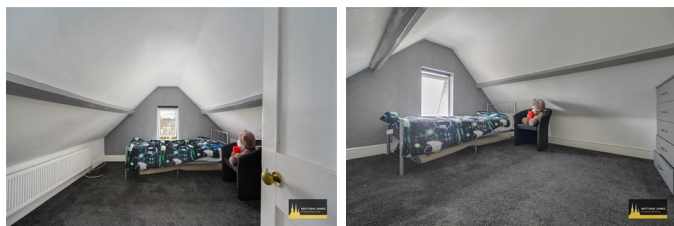
12'9 x 10'11 (3.89m x 3.33m)



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

Bedroom Six

11'11 x 11'1 (3.63m x 3.38m)



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

WC

12'6 x 12'1 (3.81m x 3.68m)



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 (7.67m x 4.47m)



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 (9.83m x 4.47m)

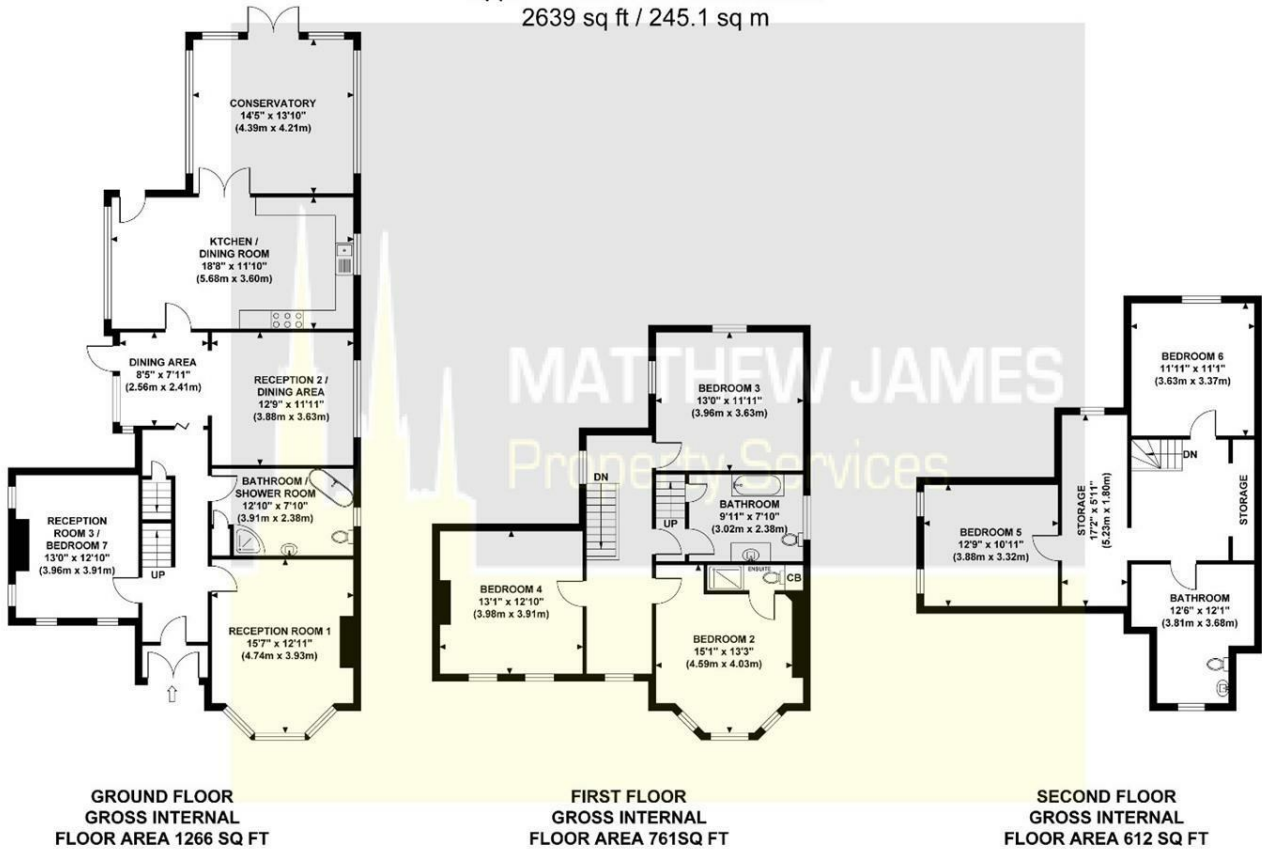


Having an electric up and over door to the front elevation, PVCu double glazed window to the side elevation, further door to the rear, power and lighting.

Floor Plan

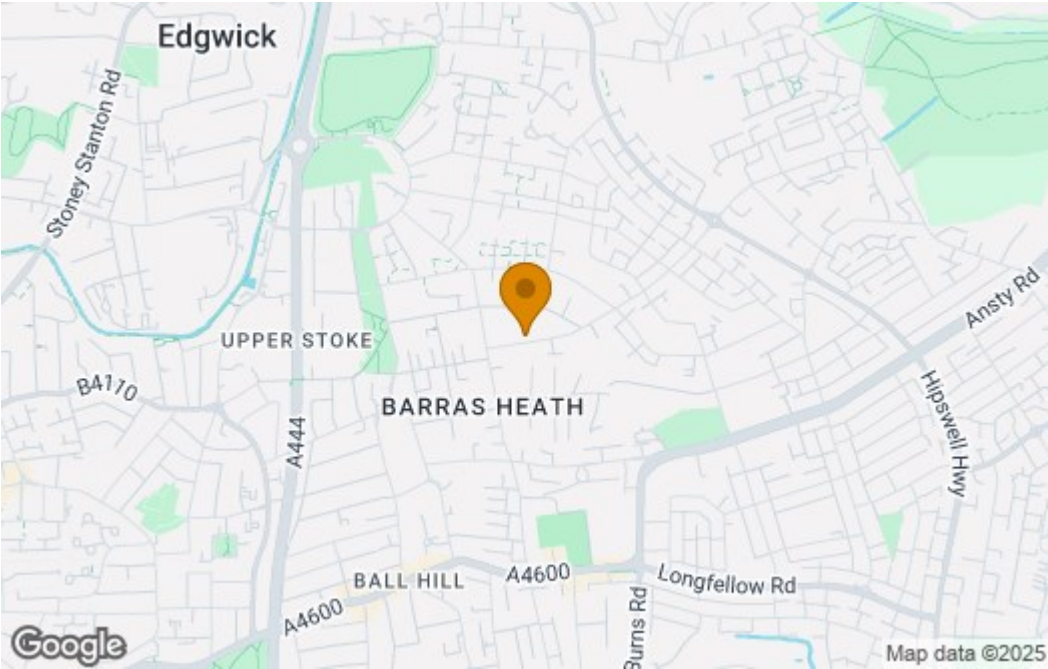
33 AVON STREET

Approximate Gross Internal Area
2639 sq ft / 245.1 sq m

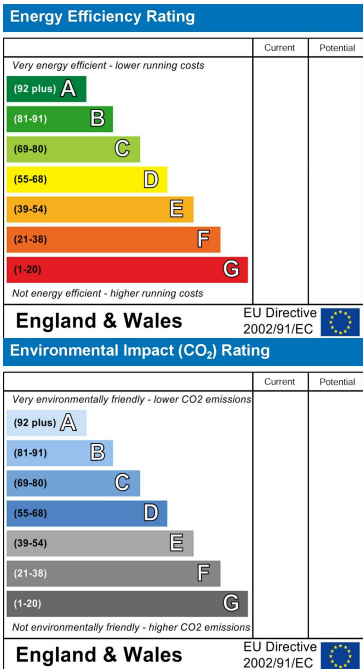


Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

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