



308 Dunsmore Avenue, Coventry, CV3 3HB Offers In The Region Of £100,000

GROUND FLOOR FLAT SITUATED IN THE WILLENHALL AREA OF COVENTRY

Situated on Dunsmore Avenue in Coventry, this charming ground floor flat presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. Built in 1972, the property boasts a generous 49 square metres of living space, thoughtfully designed to maximise comfort and convenience.

Upon entering, you are welcomed by a spacious entrance hall that leads to a well-appointed living room, perfect for relaxation or entertaining guests. The flat features a large double bedroom, providing ample space for rest and rejuvenation. The bathroom is conveniently located, ensuring ease of access for residents and visitors alike. The kitchen, while compact, is functional and ready for your culinary adventures.

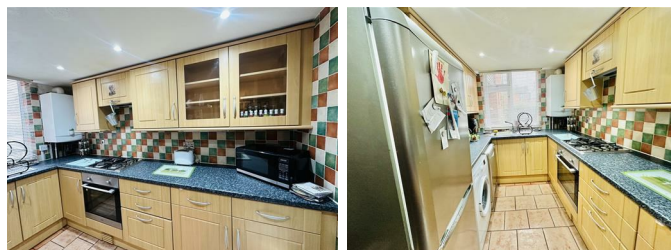
Residents will appreciate the communal gardens, offering a pleasant outdoor space to enjoy the fresh air. The property is equipped with an intercom system, enhancing security and convenience. With no onward chain, this flat is ready for you to move in without delay.

The lease has 89 years remaining, and the service charge is a reasonable £75 per month, making this property not only appealing but also financially manageable. Whether you are looking to make your first step onto the property ladder or seeking a reliable investment, this flat on Dunsmore Avenue is a delightful choice that combines practicality with a welcoming atmosphere.

Entrance hall

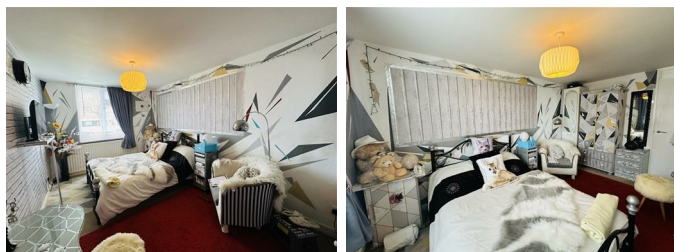
Bathroom

8'2 x 7'1 (2.49m x 2.16m)



Bedroom

13'7x9'9 (4.14mx2.97m)



Lounge

13'7x10'7 (4.14mx3.23m)



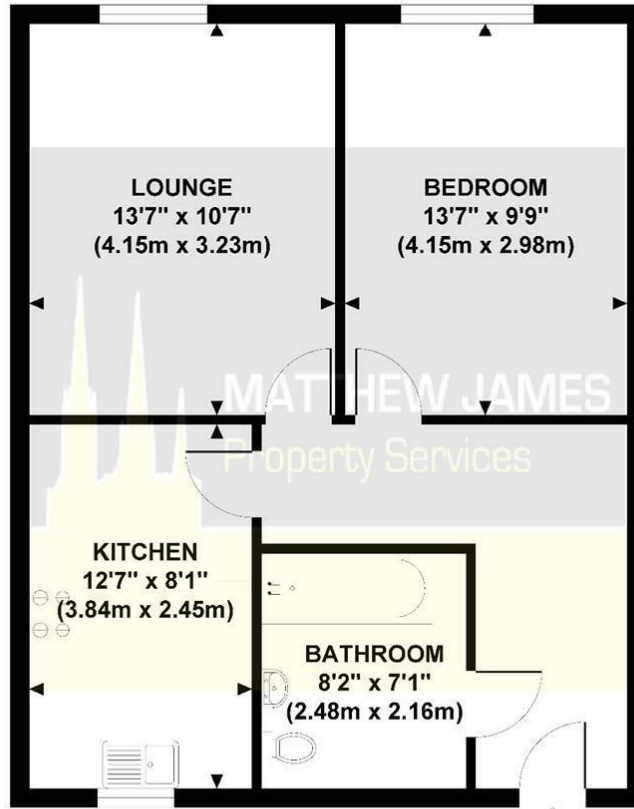
Kitchen

13'7x8'1 (4.14mx2.46m)

Floor Plan

308 DUNSMORE AVENUE

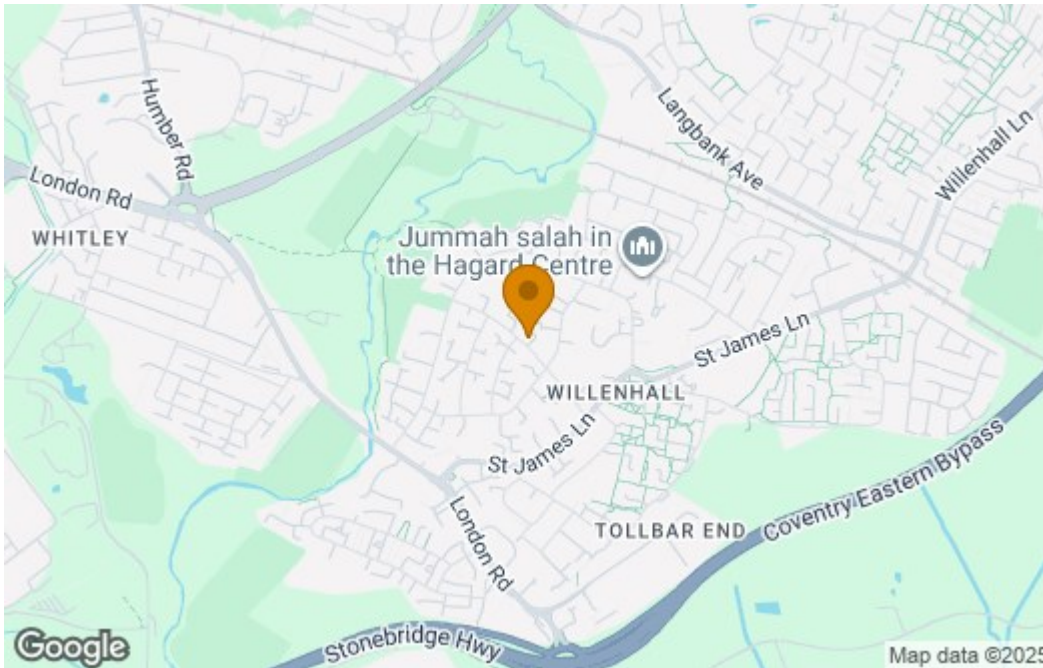
Approximate Gross Internal Area
549 sq ft / 51.0 sq m



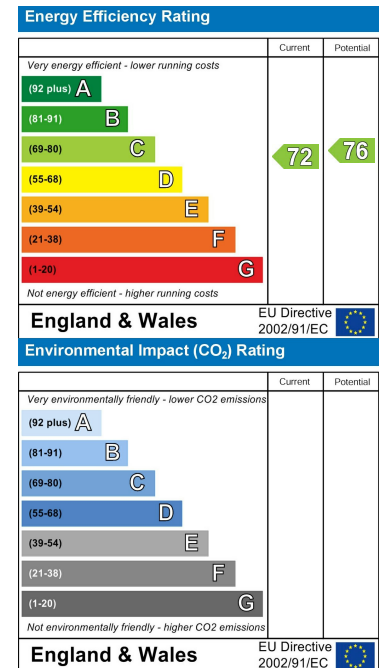
**GROSS INTERNAL
FLOOR AREA 549 SQ FT**

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.

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