



55 Sunnybank Avenue, Coventry, CV3 4DP
£135,000

Welcome to the market this well presented first floor maisonette, extended lease, offered for sale with NO CHAIN. Situated within the convenient Stonehouse Estate in an ideal position with lovely views over the green. The property has been much improved throughout and is ready to move straight in, ideal purchase for first time buyers, working professionals or a fantastic investment buy due to high rental demand in the area. The area is extremely convenient, walking distance to Jaguar Land Rover Whitley, highly regarded schools including Whitley Academy, plenty of local amenities, excellent road access and motorway links.

Step inside, stairs leading up to the living area. Hallway, spacious lounge with modern feature fireplace, sliding doors out to the balcony with lots of natural daylight into the room, the perfect space to sit back and relax, two spacious bedrooms, modern kitchen with integrated electric oven, gas hob, extractor fan over and space for all appliances, modern bathroom with shower over the bath. Large garden to front and side with great potential to create off street parking. The property also benefits from gas central heating and double glazing.

Convenient location, ready to move straight in with no chain, you could have your keys in no time. Don't miss out call now to view this little gem!

Approach



Lounge

14'6 x 11'2 (4.42m x 3.40m)

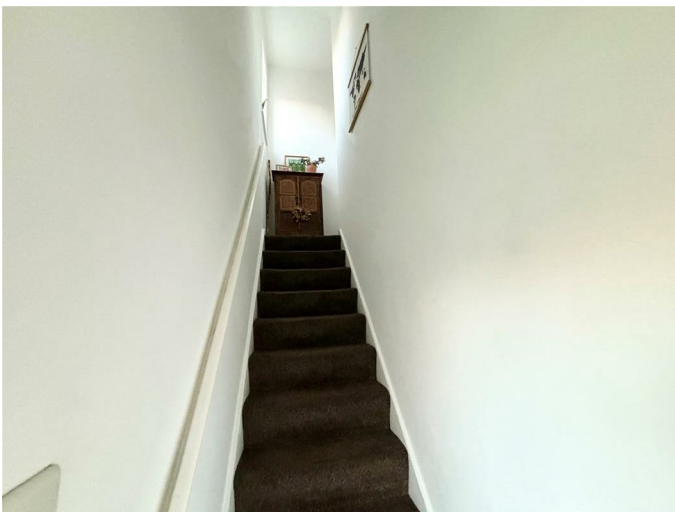


Bedroom One

12'8 x 10'2 (3.86m x 3.10m)



Stairs

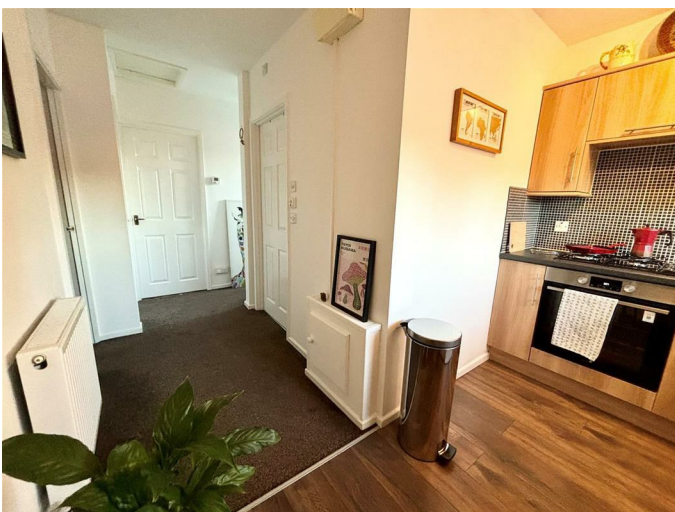


Bedroom Two

11'3 6'7 (3.43m 2.01m)

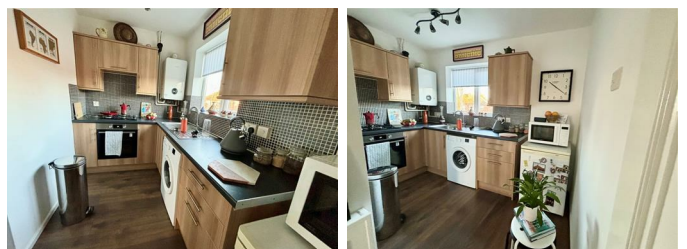


Hallway



Kitchen

10'4 x 5'11 (3.15m x 1.80m)



Bathroom

6'4 x 5'5 (1.93m x 1.65m)



Front Garden

Balcony



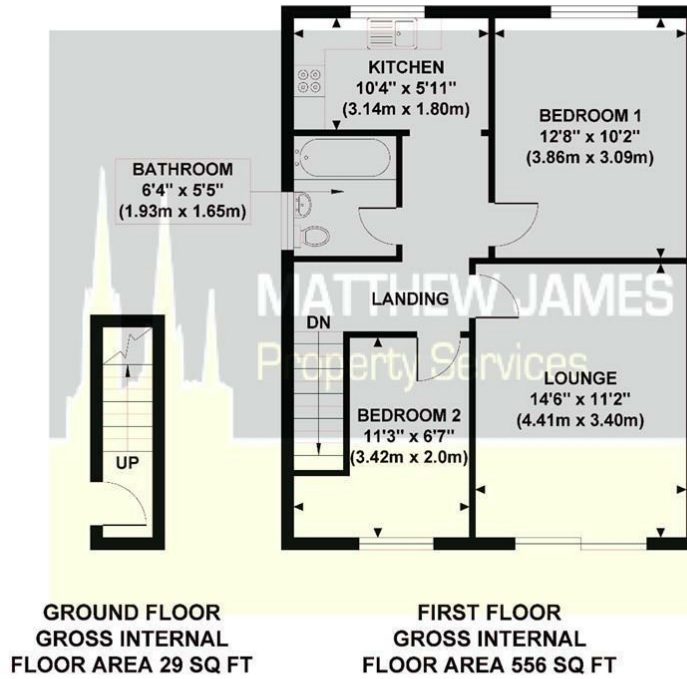
Garden Space



Floor Plan

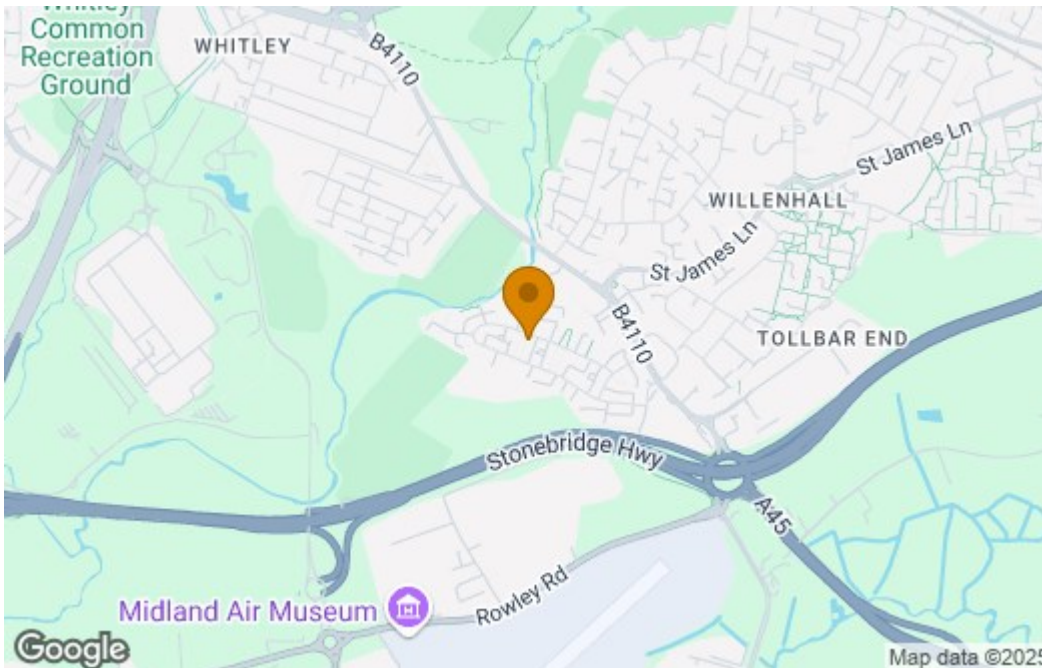
SUNNYBANK AVENUE

Approximate Gross Internal Area
585 sq ft / 54.34 sq m

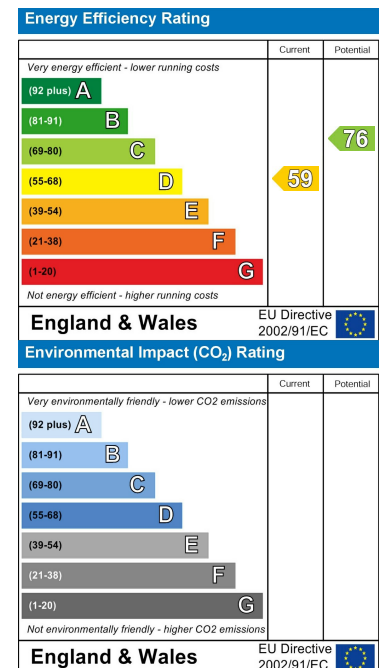


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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