MATTHEW JAMES
Property Services

287 Mitchell Avenue

Canley, Coventry, CV4 8DU

O.I.R.O £229,995

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WHATSAPP WALKAROUND VIDEO AVAILABLE... VACANT... NO UPWARD CHAIN... THREE DOUBLE BEDROOMS... SEMI DETACHED... OFF ROAD PARKING & GARAGE... CLOSE TO WARWICK UNIVERSITY... PERFECT AS A FAMILY HOME OR INVESTMENT. Located in Canley, this property needs to be viewed to appreciate what is being offered for sale. Having a larger than average lounge dining room, kitchen, ground floor cloak room, three double bedrooms to the first floor and a family bathroom with additional corner shower enclosure. There are front and rear gardens and to the rear is off road parking for two family sized cars and a garage with electric remote control up and over door. Perfect as an investment property or a lovely family home. Call us now to book your immediate viewing.

Front Garden
Laid to lawn with planted hedge to the side, lockable bin store and access through the feature front door into the:

Entrance Hallway
Having coat cupboard off and doors leading off to the:

Ground Floor Cloak Room
5'10 x 2'7 (1.78m x 0.79m)
Having a PVCu double obscure glazed window to the front elevation, wash hand basin, low level WC and tiling to all splash prone areas.

Kitchen
11'8 x 8'9 (3.56m x 2.67m)
Having a PVCu double glazed window to the front elevation, a range of wall, base and drawer units with roll top work surface over, integrated dish washer, integrated oven with four ring gas hob and extractor, space for a fridge freezer, space and plumbing for a washing machine.

'L-Shape' Lounge Dining Room
17'9 x 17'5 (5.41m x 5.31m)
Having a PVcu double glazed window to the rear elevation and double glazed window that leads to the rear garden area.

First Floor Landing
Having access to the loft area, balustrade, airing cupboard and doors leading off to:

Bedroom One
12'9 maximum x 11'8 (3.89m maximum x 3.56m)
Having a PVCu double glazed window to the front elevation.

Bedroom Two
13'6 x 11'8 (4.11m x 3.56m)
Having a PVCu double glazed window to the rear elevation.

Bedroom Three
8'7 x 8'6 (2.62m x 2.59m)
Having a PVCu double glazed window to the rear elevation.

Family Bathroom / Shower Room
8'7 x 5'6 (2.62m x 1.68m)
Having a PVCu double obscure glazed window to the front elevation, low level flush WC, panel bath with shower attachment and Triton Alicante shower over, corner shower cubicle with mains fed shower, pedestal wash hand basin, wall mounted Worcester central heating boiler and tiling to all splash prone areas.

Rear Garden
Having fenced perimeter, mainly laid to lawn with paved patio area and pedestrian gate to the:

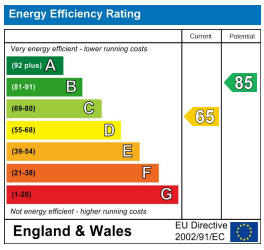
Off Road Parking
Having off road parking for two family cars and access to the:

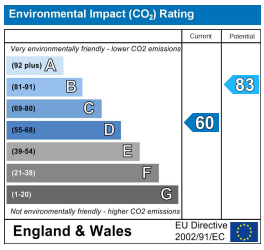
Garage
16'5 x 8'2 (5.00m x 2.49m)
Having an electric remote control opening up and over door, power and lighting.

Area Map

Floor Plans

Energy Efficiency Graph





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