



**187 Sutherland Avenue, Coventry, CV5 7JL**  
**Offers Over £170,000**

TWO DOUBLE BEDROOMS... GROUND FLOOR... CLOSE TO ALL AMENITIES... MODERN SHOWER ROOM... LONG LEASE and GARAGE. Located in the heart of Mount Nod, this beautiful property needs to be viewed to appreciate what is being offered for sale. Being based on the ground floor and briefly comprising of two double bedrooms, modern shower room with walk-in shower enclosure, lounge dining room, kitchen, integrated garage and large balcony. Decorated modern throughout, this property would be perfect for those looking to downsize, or for those that are looking to add to their investment portfolio. Perfect location also for local amenities including public house, convenience store, hairdressers and more. Also located near a main bus route into Coventry City Centre. \*\*Walk around video available also - please call and ask to see it / book your viewing\*\*.

## **Communal Areas**

Accessed via a pedestrian bridge from the main road or stairwell internally from the parking and garage area. The property has secure intercom system into the building.

## **Entrance Hallway**

Having sliding mirrored doors coat and shoe cupboard and further doors leading off to:

## **Family Shower Room**

**7'7 x 5'4 (2.31m x 1.63m)**

Having a PVCu double obscure glazed window to the side elevation, modern white suite comprising of low level flush WC, pedestal wash hand basin, walk-in shower enclosure with electric shower over, electric LED feature mirror over basin and tiling to all four walls.

## **Lounge Dining Room**

**18'2 x 11'10 (5.54m x 3.61m)**

Having PVCu double glazed sliding patio doors to the rear elevation which lead to the balcony area, security intercom system and further doors lead off to the:

## **Balcony**

Having surrounding balustrade and ceramic tiling to the floor.

## **Kitchen**

**9'4 x 7'10 (2.84m x 2.39m)**

Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, integrated oven with four ring hob and extractor over, space and plumbing for a washing machine, space and plumbing for a dishwasher / space for a tumble dryer, space for under counter fridge and freezer and tiling to all splash prone areas.

## **Bedroom One**

**11'6 x 10'9 (3.51m x 3.28m)**

Having a PVCu double glazed window to the rear elevation, sliding mirrored wardrobe and further storage cupboard.

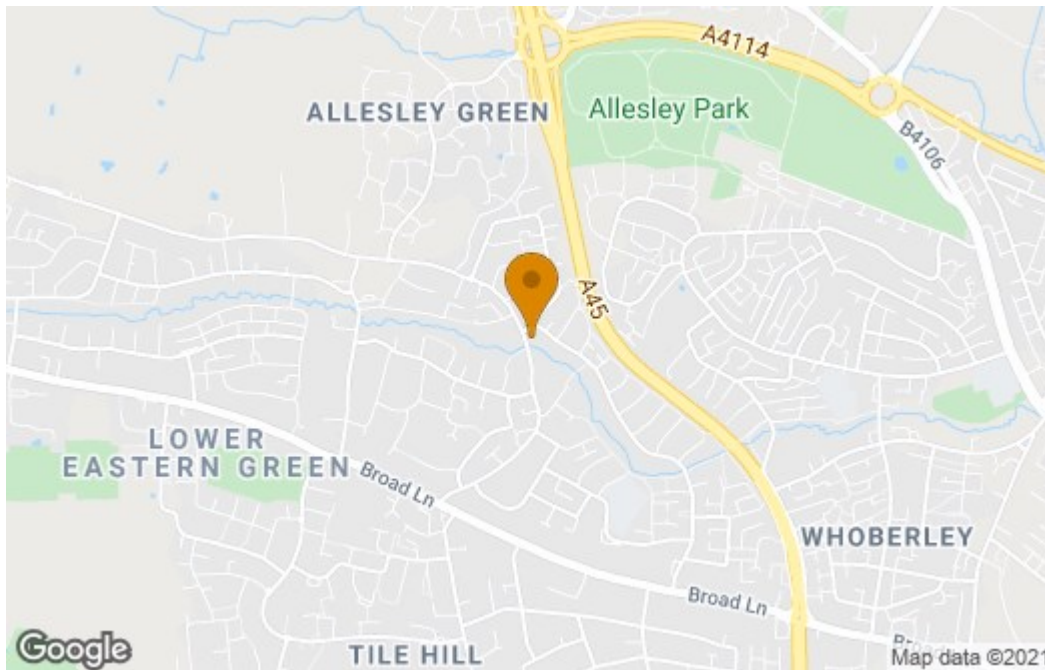
## **Bedroom Two**

**11'5 x 7'5 (3.48m x 2.26m)**

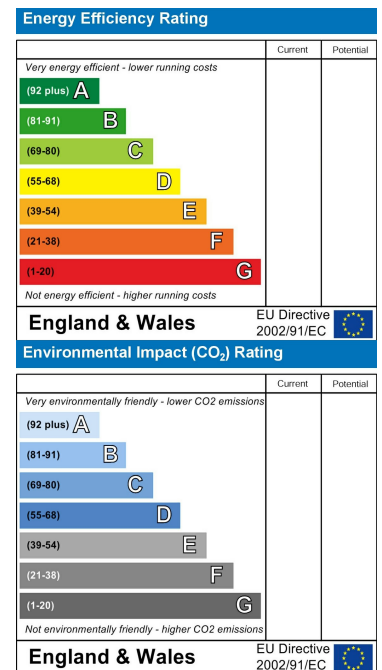
Having a PVCu double glazed window to the side elevation and mirrored wardrobe to the one wall.

# Floor Plan

## 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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