



48 Nutbrook Avenue, Coventry, CV4 9LD

£260,000

Welcome to the market this three-bedroom semi-detached home offered for sale with no onward chain. Situated in the Tile Hill area, sought after location for families as close to highly regarded local primary and secondary schools. Close to shops, supermarkets, local amenities and a short distance to Tile Hill Train Station, convenient for working professionals that commute to work.

Upon entering the property, step inside the welcoming hallway. The ground floor boasts a large living room, providing space for all the family and a dining table, feature fireplace and sliding doors out to the garden, well-appointed kitchen overlooking the rear garden has plenty of storage cupboards, space for all electrical appliances and door into the garage.

Upstairs to the first floor, family bathroom, well-proportioned bedrooms, two double and a good size single bedroom, ideal for a growing family. Double glazing, gas central heating and potential to extend, subject to obtaining planning permission.

Externally the property boasts small front garden, driveway providing convenient off road parking leading to the integral garage. Delightful rear garden with ample space for the children to play or relaxing on a summers day.

Looking for a property with no onward chain, where you can collect your keys, move straight in and create your dream home?..This could be the property for you, call to book your viewing today.

Approach



First Floor Landing



Entrance Hallway



Bedroom One

10'10 x 9'6 (3.30m x 2.90m)



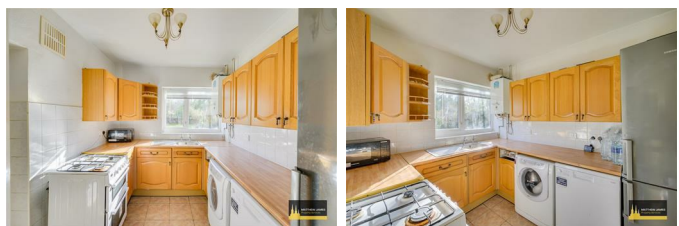
Lounge / Diner

20'4 x 13'5 (6.20m x 4.09m)



Kitchen

8'6 x 7'7 (2.59m x 2.31m)



Garage

22'4 x 8'2 (6.81m x 2.49m)

Bathroom

6'11 x 5'7 (2.11m x 1.70m)



Bedroom Two

10'6 x 10'6 (3.20m x 3.20m)



Bedroom Three

8'10 x 7'7 (2.69m x 2.31m)



Rear Garden



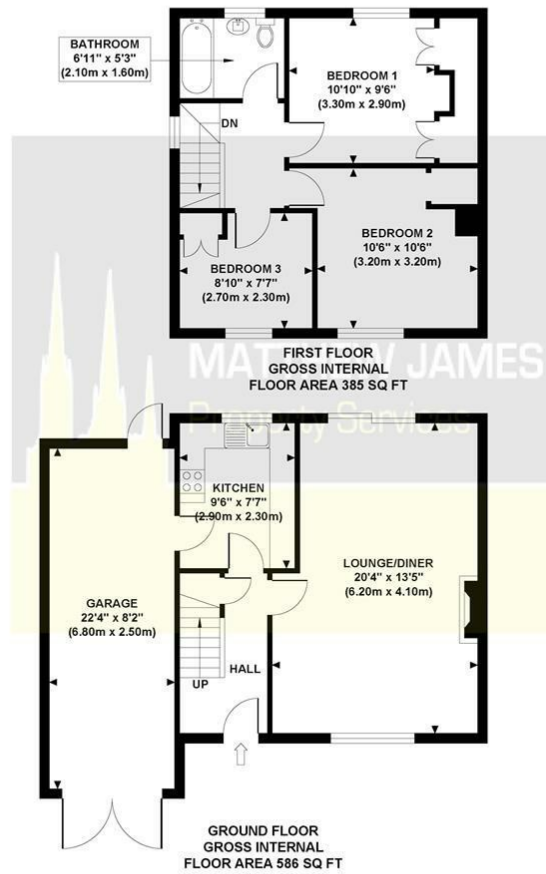
Driveway

Integral Garage

Floor Plan

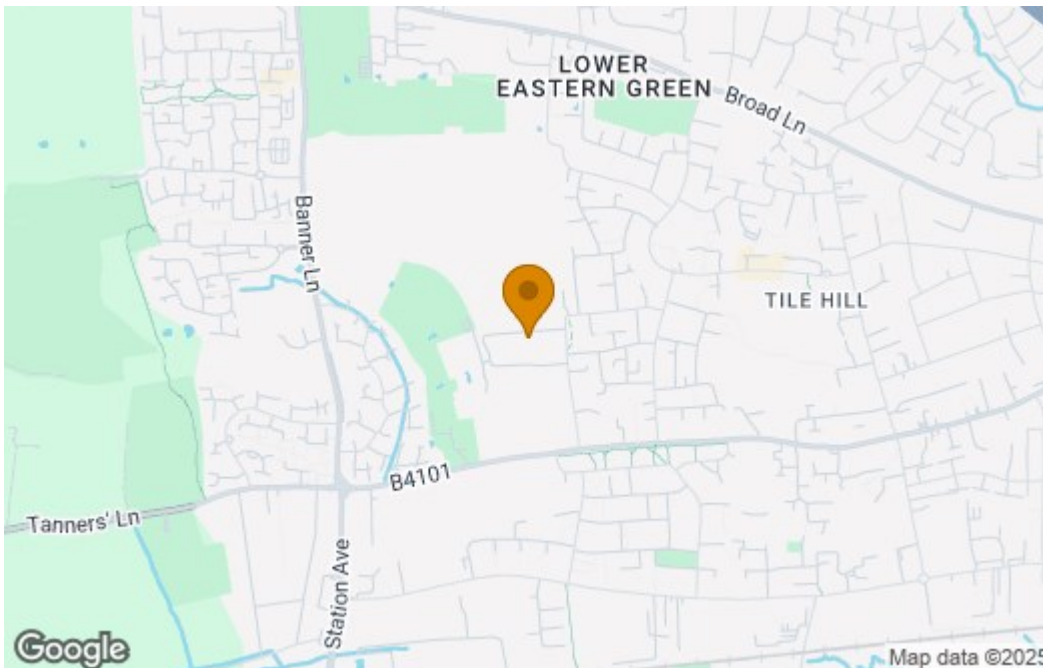
48 NUTBROOK AVENUE

Approximate Gross Internal Area 971 sq ft / 90.30 sq m

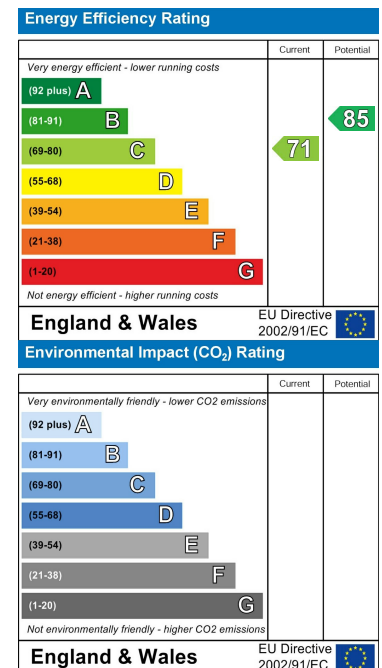


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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