



## 107 Whoberley Avenue, Coventry, CV5 8ES

### Offers Over £265,000

THREE BEDROOMS... TWO BATHROOMS (ONE ON GROUND FLOOR)... CONSERVATORY... UTILITY ROOM... MANCAVE / HOME OFFICE / STUDIO... OFF ROAD PARKING TO THE FRONT AND REAR... PERFECT FOR THE FIRST TIME BUYER... OPEN PLAN KITCHEN DINING ROOM. Located on the desirable Whoberley Avenue, Coventry, this lovely mid-terrace property presents an excellent opportunity for first-time buyers seeking a comfortable and modern home. The property boasts three well-proportioned bedrooms, providing ample space for family living or guests.

Upon entering, you will find the living room and then through to the open-plan kitchen and dining room, perfect for family meals and gatherings. The property has been thoughtfully extended to include a delightful conservatory room, which floods the space with natural light and provides a lovely area to unwind.

With two bathrooms, morning routines will be a breeze, ensuring convenience for all residents. The utility room adds practicality, making laundry and storage effortless. Additionally, the property features off-road parking both at the front and rear, a valuable asset in this sought-after location.

For those with creative pursuits or the need for a dedicated workspace, the mancave, studio, or home office at the rear of the property offers a perfect retreat. This space can be tailored to suit your individual needs, whether it be for work, hobbies, or relaxation.

## Front Garden



Laid to block paving providing off road parking accessed via a dropped kerb. Through the:

## Storm Porch

Leads into the:

## Entrance Hallway



Having stairs that lead off to the first floor with storage beneath and door leading off to the:

## Living Room

11'11 x 11'5 (3.63m x 3.48m)



Having a PVCu double glazed bay window to the front elevation and fireplace with hearth, mantle and surround to the one wall.

## Open Plan Kitchen Dining Room

17'8 x 11'9 (5.38m x 3.58m)



Having a range of wall, base and drawer units with roll top work surface over, open plan breakfast bar with space and plumbing for a dishwasher beneath, space for a larder fridge, space for a cooker with extractor over, tiling to all splash prone areas, dining area for table and chairs and timber French doors that lead to the:

## Conservatory

12'8 x 11'7 (3.86m x 3.53m)



Being of dwarf wall design with PVCu double obscure glazed windows to the side, PVCu double glazed windows to the rear with French doors that lead to the rear garden area and opening that leads to the:

## Utility Room

4'3 x 4 (1.30m x 1.22m)

Having space and plumbing for a washing machine, space for an upright freezer and door that leads to the:

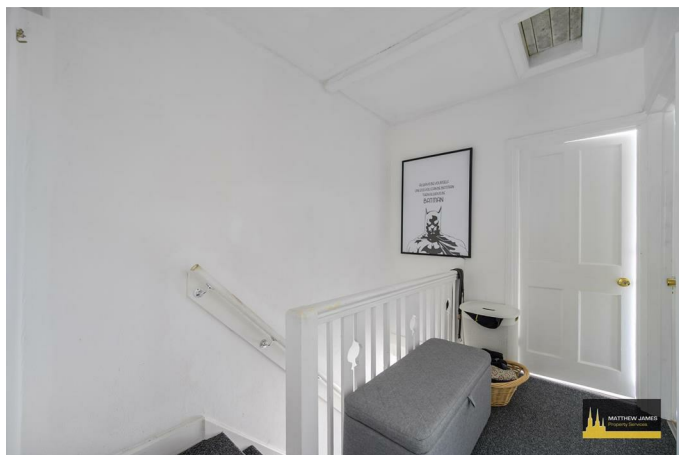
### Ground Floor Bathroom

7'9 x 4'3 (2.36m x 1.30m)



Having PVCu double glazed windows to the side elevation, panel bath with shower over, low level flush WC, heated ladder style towel rail and tiling to all four walls.

### First Floor Landing



Having balustrade, access to the loft area and doors leading off

### Bedroom One

11'6 x 11 (3.51m x 3.35m)



Having a PVCu double glazed window to the front elevation.

### Bedroom Two

11'10 x 10'10 (3.61m x 3.30m)



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

### Bedroom Three

7' x 6'5 (2.13m x 1.96m)



Having a PVCu double glazed window to the front elevation.

### Family Bathroom

6'4 x 6 (1.93m x 1.83m)



Having a PVCu double obscure glazed window to the rear elevation, low level flush WC, pedestal wash hand basin, p-bath with shower over including rain

head, heated ladder style towel rail and modern tiling to all splash prone areas.

## **Rear Garden**



Having fenced perimeters, paved patio area, artificial grass with paved pathway to a pedestrian gate that leads to the rear vehicular access (with two further parking spaces) and door leads to the:

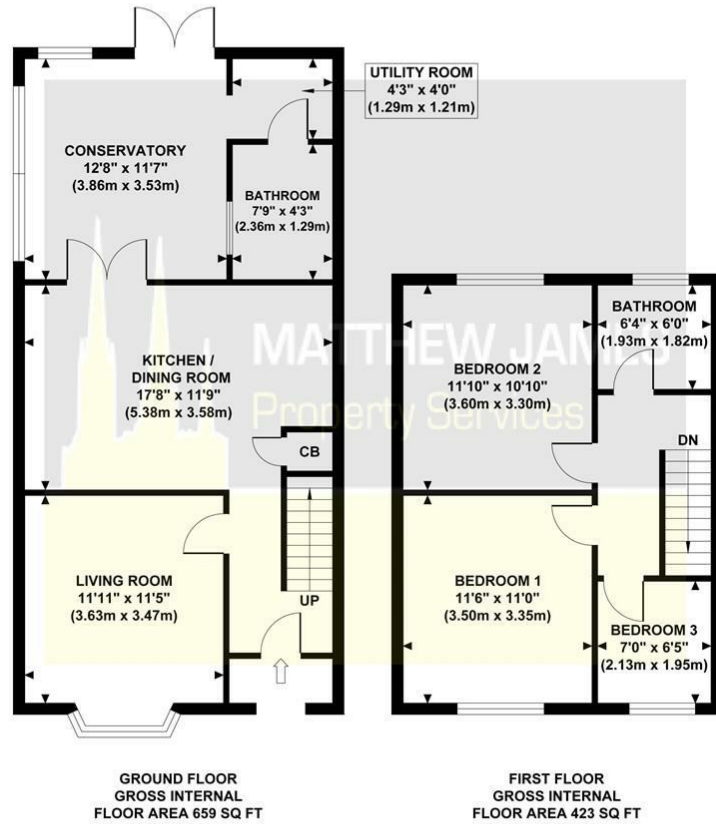
### **Man Cave / Studio / Playroom / Home Office**

(Not Measured) Having power and lighting. Perfect for the home office, studio or garden bar.

# Floor Plan

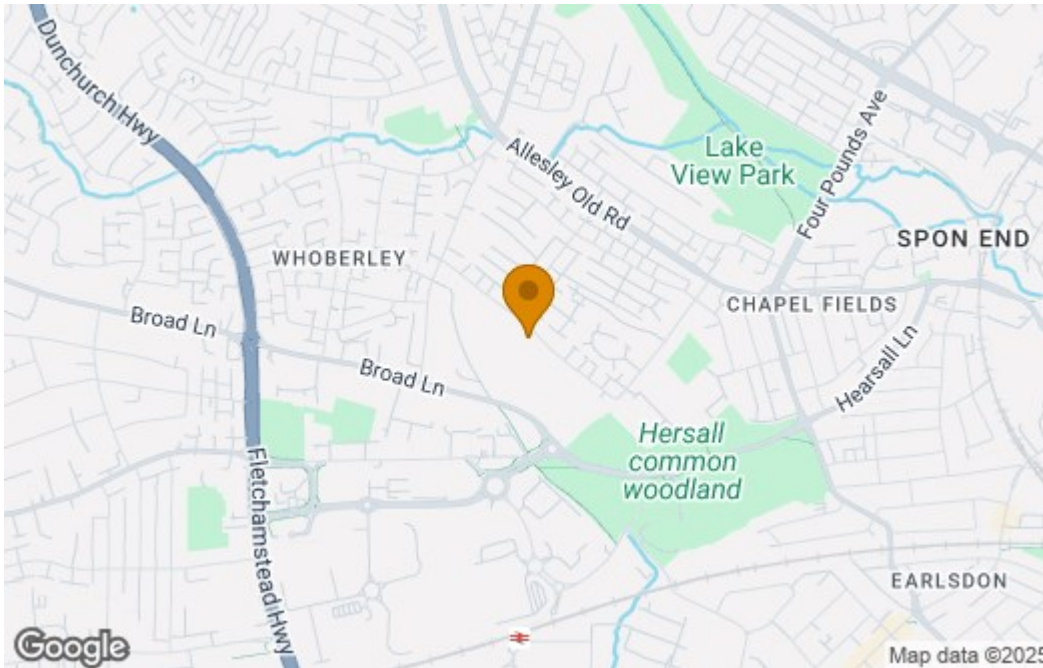
## 107 WHOBERLEY AVENUE

Approximate Gross Internal Area  
1082 sq ft / 100.52 sq m

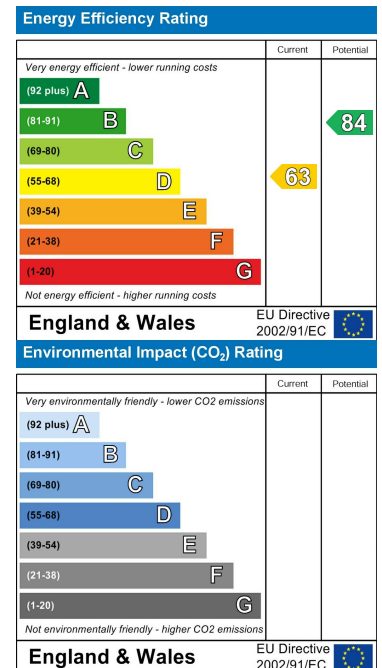


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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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