

Road Map



Hybrid Map

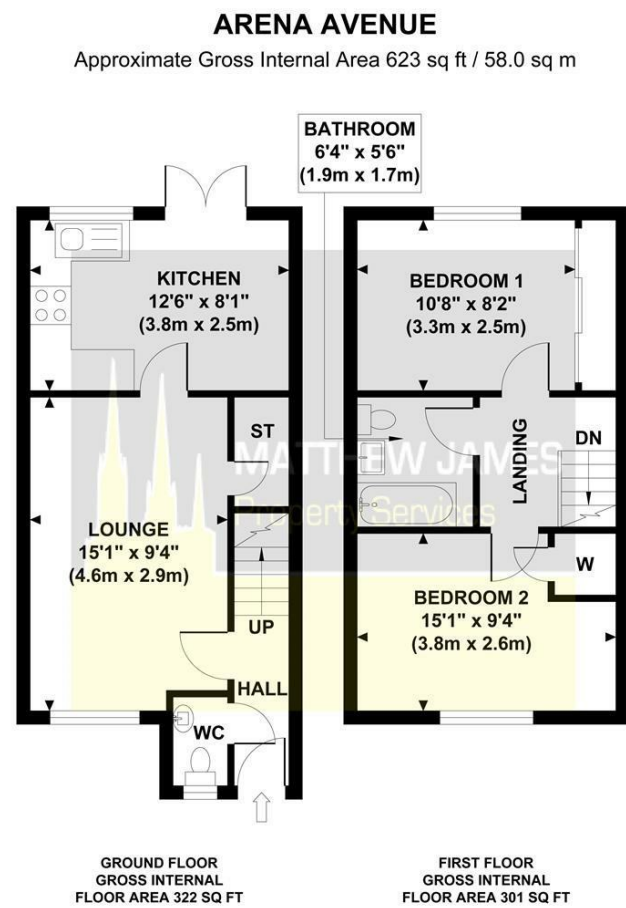


Terrain Map



MATTHEW JAMES
Property Services

Floor Plan

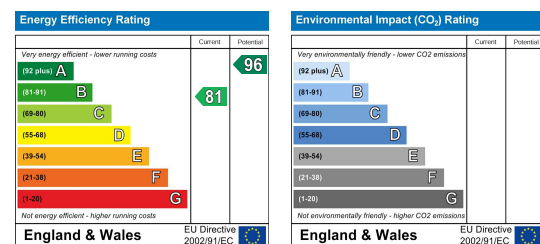


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



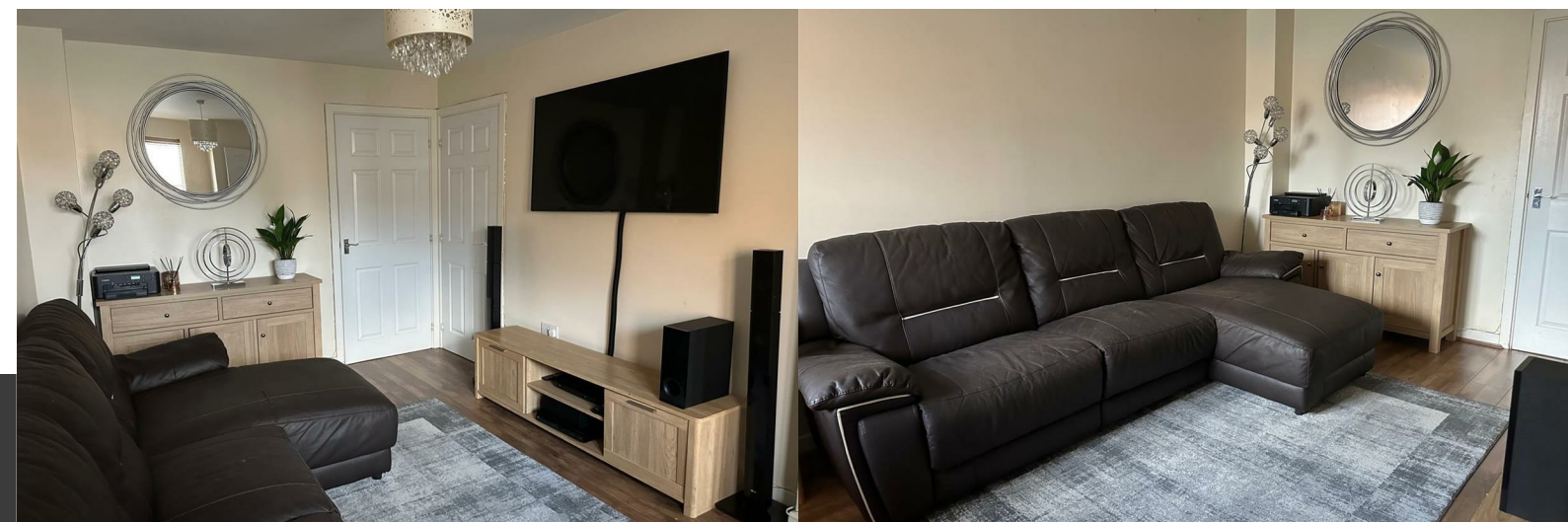
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.



48 Arena Avenue

Holbrooks, Coventry CV6 4BS

£185,000



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Front Garden

Having planted flower beds and paved pathway that leads to the front door and into the:

Entrance Hallway

Having stairs off to the first floor and doors leading off to:

Ground Floor WC

Having a PVCu double obscure glazed window to the front elevation, low level flush WC, wash hand basin and tiling to all splash prone areas.

Lounge

15'1 x 9'4

Having a PVCu double glazed window to the front elevation, under stairs storage cupboard and door leading to the:

Kitchen Dining Room

12'6 x 8'1

Having a PVCu double glazed window and PVCu double glazed French door to the rear garden area, a range of modern wall, base and drawer units with roll top work surface over, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, integrated Electrolux oven, four ring gas hob with extractor over and an area for a table and chairs.

First Floor Landing

Having balustrade, access to the loft and doors lead off to:

Bedroom One

10'8 x 8'2

Having a PVCu double glazed window to the rear elevation.

Bedroom Two

12'7 x 8'5

Having two PVCu double glazed windows to the rear elevation.

Family Bathroom

6'4 x 5'6

Having an obscure PVCu double glazed window to the side elevation, panel bath with shower over, low level flush WC, pedestal wash hand basin, extractor and modern tiling to all splash prone areas.

Rear Garden

Having a paved patio area, mainly laid to lawn with planted borders and timber pedestrian gate that leads to the front driveway.

Parking Arrangements

This property has parking to the front and to the side of the property providing parking for three / four normal sized family motor vehicles. All parking is accessed via dropped kerb.

