



**Maple Avenue, Exhall  
Coventry CV7 9AY  
£250,000**

Pointons Estate Agents are pleased to offer this well presented end mews property benefiting from gas central heating and double glazing located in a popular residential cul-de-sac location. In brief the accommodation comprises entrance porch, lounge / diner and fitted kitchen. To the first floor there three bedrooms, family bathroom with separate shower cubicle. Outside is an enclosed garden to the rear, block-paved driveway providing parking and access to part integrated garage with electronic door. An internal inspection is arranged by strict prior appointment via the agents. EPC D





**Entrance**  
Via double glazed door leading into:

**Porch**  
with further door to:

**Lounge/Diner**  
21'7" x 10'5" (6.59m x 3.18m)  
Double glazed windows to front and rear, coal effect living flame effect gas fire set in Adam style surround and marble hearth, single and double radiators, telephone point, TV point, wall lights, textured ceiling, bi-fold door to under-stairs storage cupboard, folding door to Inner Hallway, opening to:

**Fitted Kitchen**  
7'7" x 8'8" (2.32m x 2.64m)  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and dishwasher, gas point for cooker, double glazed window to rear, double glazed door to garden.

**Inner Hallway**  
Dogleg staircase rising to first floor with spindles, radiator to half way

**Landing**  
Access to loft, door to Storage cupboard, doors to:

**Bedroom**  
10'9" x 9'11" (3.27m x 3.03m)  
Double glazed window to front, radiator, double doors to Storage cupboard with hanging rail.

**Bedroom**  
8'8" x 9'11" (2.63m x 3.03m)  
Double glazed window to rear, door to Storage cupboard with hanging rail.

**Bedroom**  
7'10" x 8'9" (2.40m x 2.67m)  
Double glazed window to front, radiator.

**Bathroom**  
Fitted with four piece suite comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap, shower enclosure and low-level WC, tiled surround, obscure double glazed window to rear, heated towel rail, and ceiling spotlights, double doors to Airing cupboard housing hot water tank.

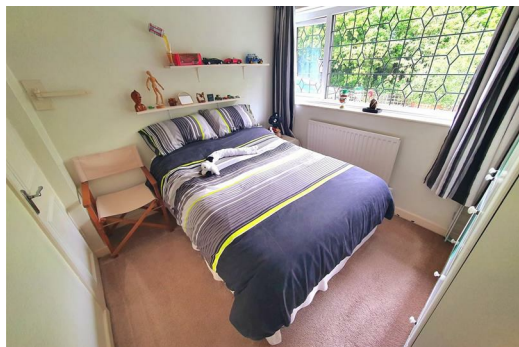
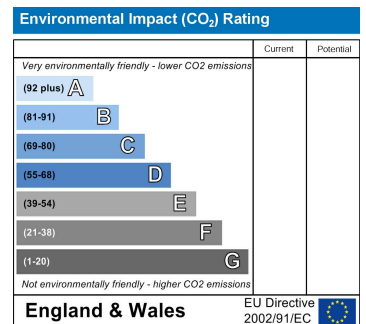
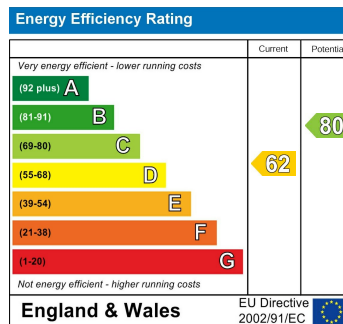
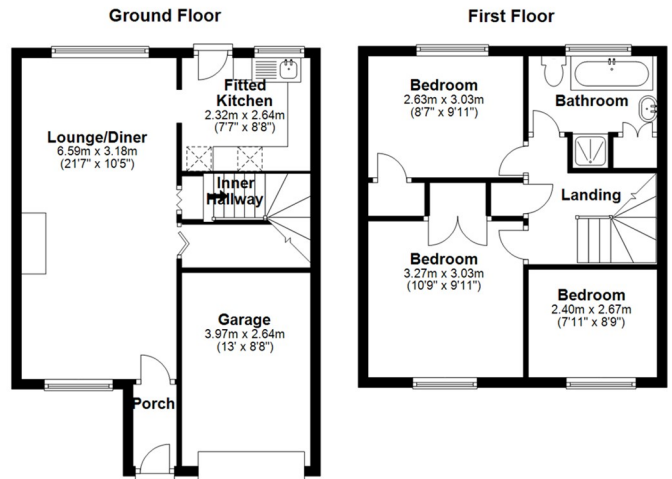
**Garage**  
Wall mounted condensing boiler serving heating system and domestic hot water, electronic up and over door and meters

**Outside**  
To the front is enclosed by a dwarf wall with block paved driveway providing parking, access to garage and entrance. To the rear is an enclosed garden mainly of easy maintenance.

**Tenure**  
Freehold

**Council Tax Band**  
Council Tax Band B

**General**  
Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



**WWW.POINTONS-GROUP.COM**

2 Bond Gate Chambers  
NUNEATON  
CV11 4AL  
024 7637 3300  
nuneaton@pointons-group.com

109 New Union Street  
COVENTRY  
CV1 2NT  
024 7663 3221  
coventry@pointons-group.com

74 Long Street  
ATHERSTONE  
CV9 1AU  
01827 711911  
atherstone@pointons-group.com

