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**John Rous Avenue, Coventry, CV4 8FB**

**Loveitts**  
PART OF | SHELDON BOSLEY KNIGHT



# Property Description

\*\*\*OPEN HOUSE WEEKEND SATURDAY CALL FOR YOUR TIMESLOT\*\*\* We are pleased to welcome to the market this three bedroom terraced property being ideal as an investment property or as a first time purchase.

This property is perfectly placed for convenience to Warwick University and Westwood Business park and located centrally between Tile Hill and Canley train station affording easy access to Birmingham and beyond.

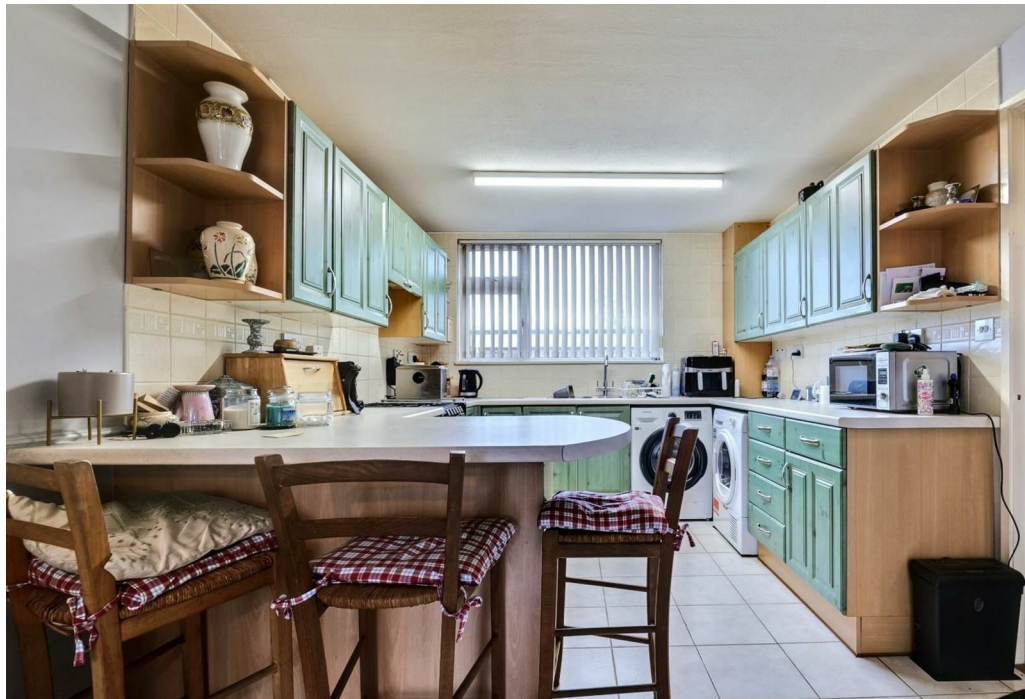
Having double glazing and gas central heating, to the ground floor there is a entrance hallway, kitchen, opening into the lounge/diner room. Upstairs there are three bedrooms and a family bathroom.

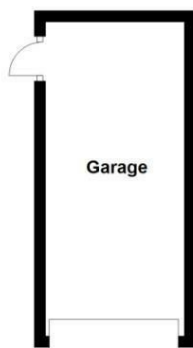
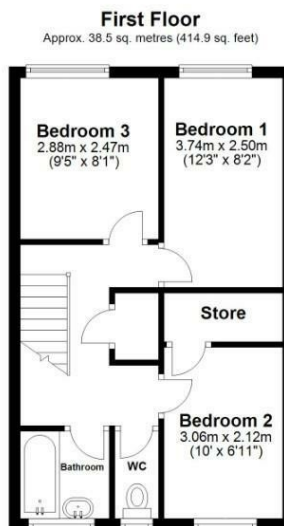
Outside there is a spacious rear garden and to the front is a driveway and a direct access garage.

This property is being sold with no upward chain. Call us now to arrange a viewing.









Total area: approx. 89.4 sq. metres (962.3 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.

## Key Features

- Three bedroom mid terrace property
- Well presented
- Double glazed and gas central heated
- Driveway and Garage
- Rear garden
- Close to A45 & Warwick University
- No upward chain
- EPC - TBC

**Asking Price**  
**£199,950**

EPC Rating - C

Tenure - Freehold

Council Tax Band - A

Local Authority -  
CCC

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee