



Arena Avenue CV6 4BS

Offers Over £220,000

🛏️ 2 🍳 2 🚿 1



Welcome to Arena Avenue, a beautifully presented two-bedroom end of terrace home, ideally situated in a quiet residential cul-de-sac within the popular Holbrooks area of Coventry.

This stylish and contemporary property is perfect for first-time buyers, small families, or those looking to downsize without compromising on quality or convenience. There has been no expense spared throughout this immaculate home, with high end fixtures and fittings, including air conditioning installed throughout.

Property Features:

Ground Floor:

Upon entry, you're welcomed by a bright entrance hallway (3'6" x 8'9") leading to a modern guest WC for added convenience.

The living room (9'6" x 15'1") is generously sized, offering a versatile space for relaxation and entertaining.

To the rear, the stylish kitchen/diner (12'6" x 8'0") features modern units, ample workspace, and French doors opening onto the garden, flooding the room with natural light and creating a seamless indoor-outdoor flow.

First Floor:

The first floor offers two well-proportioned double bedrooms:

Bedroom One (12'7" x 8'6") – a bright and spacious room with ample room for furnishings.

Bedroom Two (12'9" x 8'0") – also a generous double, ideal for guests, children, or a home office.

The modern family bathroom (5'7" x 6'5") includes a walk-in shower, wash basin, and WC.

Central landing area with access to loft space for additional storage.

Outside:

The property benefits from a beautiful south-facing rear garden,





- 2 Spacious Bedrooms
- Downstairs WC
- South-Facing Garden
- Off-Road Parking For 2 Cars
- EPC - B
- Modern Kitchen & Bathroom
- Air Conditioning Throughout
- Hot Tub Included With Purchase
- 989 Year Lease - With Option To Purchase Freehold
- Coventry City Council - Tax Band B

