



Maple Avenue, Coventry, CV7 9AY

**Loveitts**

PART OF | SHELDON BOSLEY KNIGHT

# Property Description

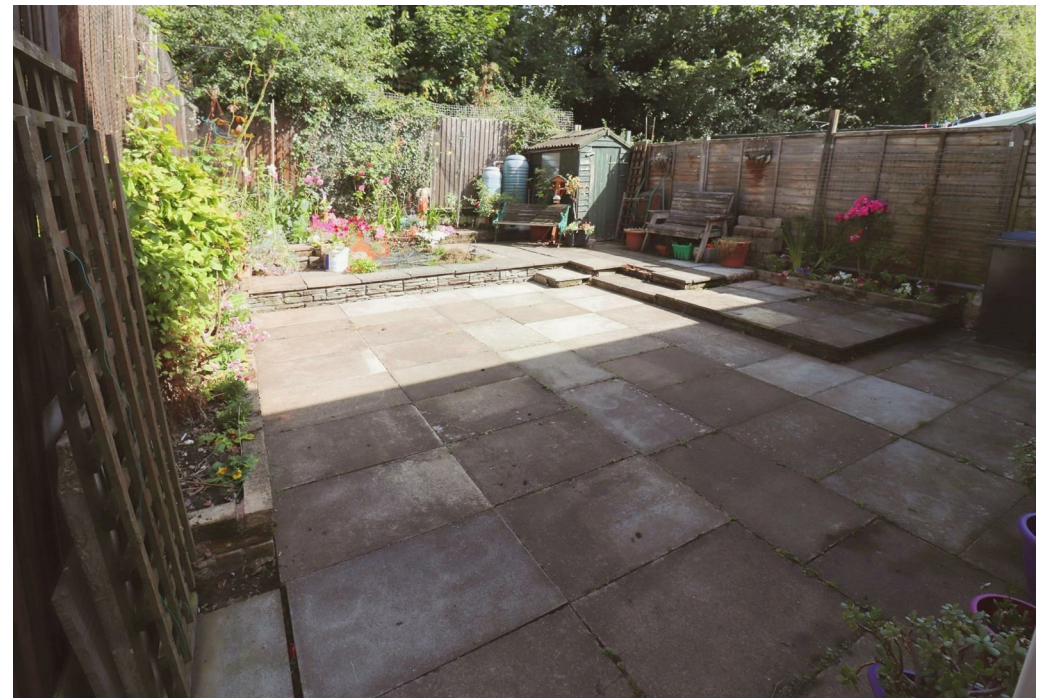
This well presented end terrace property is located on the popular Hawthorne Estate briefly accommodating entrance porch, spacious lounge/dining room with a feature wooden fire surround with incorporated coal effect gas fire, storage cupboard and staircase providing access to the first floor. The kitchen has a range of maplewood style units and provides access to the rear garden.

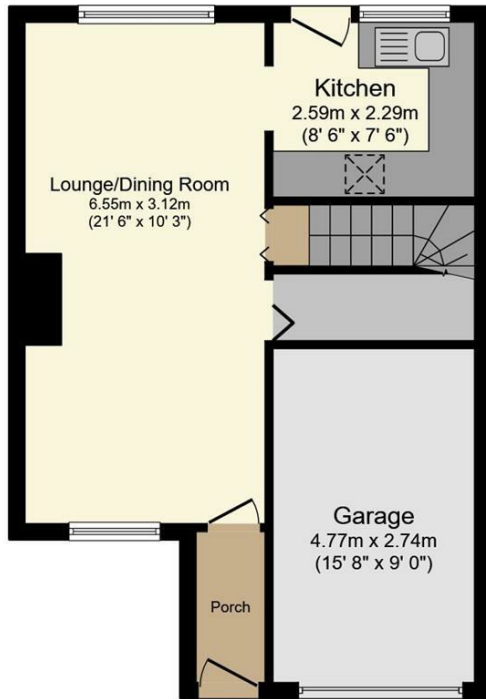
The first floor landing has a storage cupboard and panelled doors leading to the three bedrooms with built in wardrobes located in the two main bedrooms. The bathroom has a modern white coloured suite comprising a panelled bath, pedestal hand wash basin, low level W.C and a separate shower cubicle. The property also benefits from gas central heating and PVCu double glazing.

Outside there is a block paved frontage enclosed by a wall which provides off road parking for vehicles and leads to the part integral garage. The easy to maintain rear garden is laid to paved patio with flower and shrub borders. There is also a fish pond, timber shed and the garden is enclosed by fencing with a side gate providing access to the front of the property.

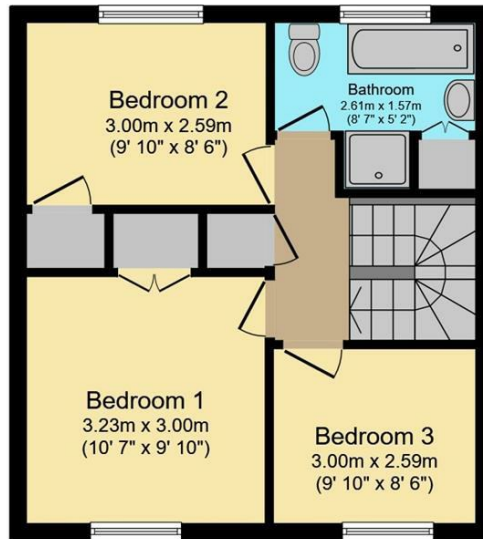
Internal viewing is highly recommended to fully appreciate the spacious accommodation being offered for sale.







**Ground Floor**  
 Floor area 46.0 m<sup>2</sup> (495 sq.ft.)



**First Floor**  
 Floor area 38.5 m<sup>2</sup> (414 sq.ft.)

**TOTAL: 84.5 m<sup>2</sup> (910 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Key Features

- Well Presented End Terrace
- Spacious Lounge/Dining Room
- Kitchen With Maplewood Style Units
- Three Good Size Bedrooms
- Modern Bathroom Suite & Shower Cubicle
- GFCH & PVCu Double Glazing
- Easy To Maintain Garden
- Block Paved Frontage
- Garage
- Must Be Seen

**£250,000**

EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority -

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