



Connells

Gun Hill  
Arley Coventry





## Property Description

Stunningly presented starter home in village location. Set in the village of Arley within proximity to the vibrant cities of Coventry and Birmingham, also the market towns of Nuneaton and Coleshill. An ideal setting for a young professional couple or a small family. Local schools, shopping amenities and golf course, alongside plenty of country walks.

This ideal home comprises two reception rooms, fitted kitchen, ground floor shower room with utility area, two double bedrooms, bathroom room and loft bedroom.

A modern fitted kitchen with ample storage and worktop surface with subway effect tiling. A bathroom with utility area completes the ground floor accommodation.

Outside you have on street parking. To the rear is a shared rear access for the houses for access to their gardens and garages.

## Approach

Front door.

## Entrance Hall

Stairs rising to first floor, storage cupboard, radiator

## Lounge

14' 9" x 12' 11" ( 4.50m x 3.94m )  
Double glazed window to the front, oak flooring and brick fireplace,

## Dining Room

10' 11" x 7' 6" ( 3.33m x 2.29m )  
Double glazed window to the rear, oak flooring, fireplace and door to;

## Fitted Kitchen

7' x 5' 11" ( 2.13m x 1.80m )  
Base mounted units incorporating an porcelain sink unit with work surfaces and tiled splashbacks over. Induction oven, space for domestic appliance, radiator, double glazed window to the side elevation and door to;

## Rear Lobby

Double glazed door to side and through to;

## Utility Room

6' 9" x 6' 9" ( 2.06m x 2.06m )  
Double glazed window to the side, tiled flooring and plumbing for domestic appliances.

## Shower Room

Fully tiled walk in shower with hand bassoon toilet and double glazed window to the side.

## Upstairs

### Bedroom 1

10' 11" x 10' 11" ( 3.33m x 3.33m )  
Double glazed window, fireplace, radiator and storage cupboard.

### Bedroom 2

Irregular Shaped Room 13' x 9' 4" ( 3.96m x 2.84m )  
Double glazed window, fireplace and radiator.

### Fitted Bathroom

Tiled, comprising bath, wash hand basin, toilet and double glazed window to the rear elevation.

### Hallway - Stairs To Loft

### Loft/Bedroom 3

14' 11" x 13' 11" ( 4.55m x 4.24m )  
Velux window radiator wooden floor.

### Outside





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**EPC Rating: D**

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Tenure: Freehold



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