



Not for marketing purposes INTERNAL USE ONLY

Roland Avenue
Coventry



Property Description

*** NO UPWARD CHAIN*** This double bayed family home is situated to the north of Coventry and is ideally located to a good range of amenities and close to the motorway links via the M6. The accommodation briefly comprises: through lounge/diner, fitted kitchen, three first floor bedrooms and a fitted bathroom. Outside there is a rear garden, driveway providing off road parking and a garage.

Approach

Front door to:

Entrance Hall

Stairs rising to first floor and door to:

Through Lounge

22' 10" into bay x 9' 10" (6.96m into bay x 3.00m)

Double glazed window to the front elevation, radiator, television point and a double glazed window to the rear elevation.

Fitted Kitchen

12' 3" x 5' 4" (3.73m x 1.63m)

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear elevation.

First Floor Landing

Doors to;

Bedroom One

11' 11" into bay x 9' 1" (3.63m into bay x 2.77m)

Double glazed bay window to the front elevation, laminate flooring and radiator.

Bedroom Two

10' 11" x 9' 11" (3.33m x 3.02m)

Double glazed window to the rear elevation, laminate flooring and radiator.

Bedroom Three

7' 2" x 6' 3" (2.18m x 1.91m)

Double glazed window to the front elevation, laminate flooring and radiator.

Fitted Bathroom

Tiled, comprising bath with mixer tap and a mains fed shower over, wash hand basin, toilet, radiator and double glazed window to the rear elevation.

Outside

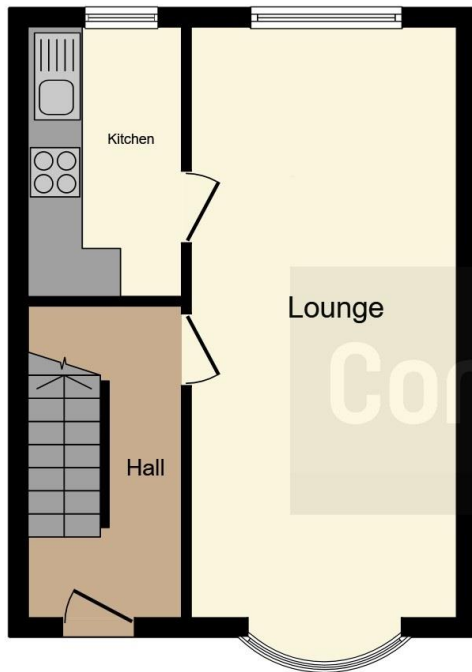
Rear Garden

Patio area beyond being laid to lawn with borders and garden shed.

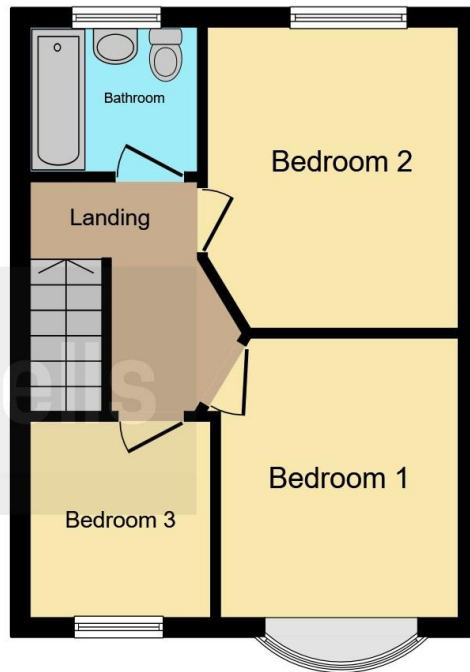
Garage

Access to garage is via a secure gated entrance to the rear. The garage has an up and over door.





Ground Floor



First Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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Tenure: Freehold



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