



Connells

Gun Hill
Arley Coventry



Property Description

Mid terrace property 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.

The accommodation briefly comprises: ground floor shower room, lounge, dining room, fitted kitchen and utility. Upstairs there are three good sized bedrooms. Outside you have on street parking and rear garden.

Approach

Front door.

Lounge

11' 10" x 10' 11" (3.61m x 3.33m)
Double glazed window to the front elevation, radiator and laminate flooring. Door to;

Dining Room

12' 11" x 11' 11" (3.94m x 3.63m)
Double glazed window to the rear elevation, radiator and laminate flooring. Door to;

Fitted Kitchen

9' 11" x 6' 10" (3.02m x 2.08m)
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and splashbacks. Integrated electric oven and electric hob with cookerhood over, space for domestic appliance, double glazed window and door to the side elevation.

Utility

6' 10" x 3' 7" (2.08m x 1.09m)
Plumbing for washing machine.

Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin, double glazed window to the side elevation and through to;

Toilet

Comprising toilet and double glazed window to the side elevation.

First Floor Landing

Doors to;

Bedroom One

11' 9" max x 10' 11" (3.58m max x 3.33m)
Double glazed window to the front elevation, built-in cupboard and radiator.

Bedroom Two

13' x 8' 10" (3.96m x 2.69m)
Double glazed window to the rear elevation
and radiator.

Bedroom Three

10' 1" x 6' 7" max (3.07m x 2.01m max)
Double glazed window to the rear elevation
and radiator.

Outside

Rear Garden

Lawned.





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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EPC Rating: D

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Tenure: Freehold



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Property Ref: COV321953 - 0004