



Connells

James Street
Gun Hill COVENTRY



Property Description

A 3 bedroom end terraced property in the residential area of Arley, on the outskirts of Nuneaton. The property consists of an Entrance Porch, Entrance Hall with stairs on left leading to 1st floor, Lounge, Dining Room and Kitchen. The 1st floor consists of 3 decent sized bedrooms along with a shower room. There is a Driveway and Off street parking to the front, with side access to the Rear Yard.

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 couple or a small family. Local schools, shopping amenities and golf course, alongside plenty of country walks.

Approach

Front door.

Entrance Hall

Radiator, stairs to first floor.

Lounge

17' 3" x 12' (5.26m x 3.66m)
Double glazed bay window to the front elevation, radiator and fireplace.

Dining Room

11' 1" x 9' 2" (3.38m x 2.79m)
Double glazed patio doors leading to rear garden & radiator. Open access to kitchen.

Kitchen

15' 2" x 5' 11" (4.62m x 1.80m)
Range of wall and base mounted units with stainless steel sink and work surfaces, Electric cooker and space for domestic appliances, double glazed window to rear elevation.

First Floor Landing

Doors to:

Bedroom 1

15' 3" x 8' 8" (4.65m x 2.64m)
Double glazed window to the front elevation and radiator.

Bedroom 2

11' 3" x 9' 3" (3.43m x 2.82m)
Double glazed window to the rear elevation with fitted wardrobes and radiator.

Bedroom 3

12' 5" x 9' 5" (3.78m x 2.87m)
Double glazed window to the front elevation with fitted wardrobes and radiator.

Bathroom

6' 5" x 9' 3" (1.96m x 2.82m)
Fitted 3 piece suite comprising of low-level WC, hand wash basin, double shower cubicle and a double glazed window to the rear.

Outside

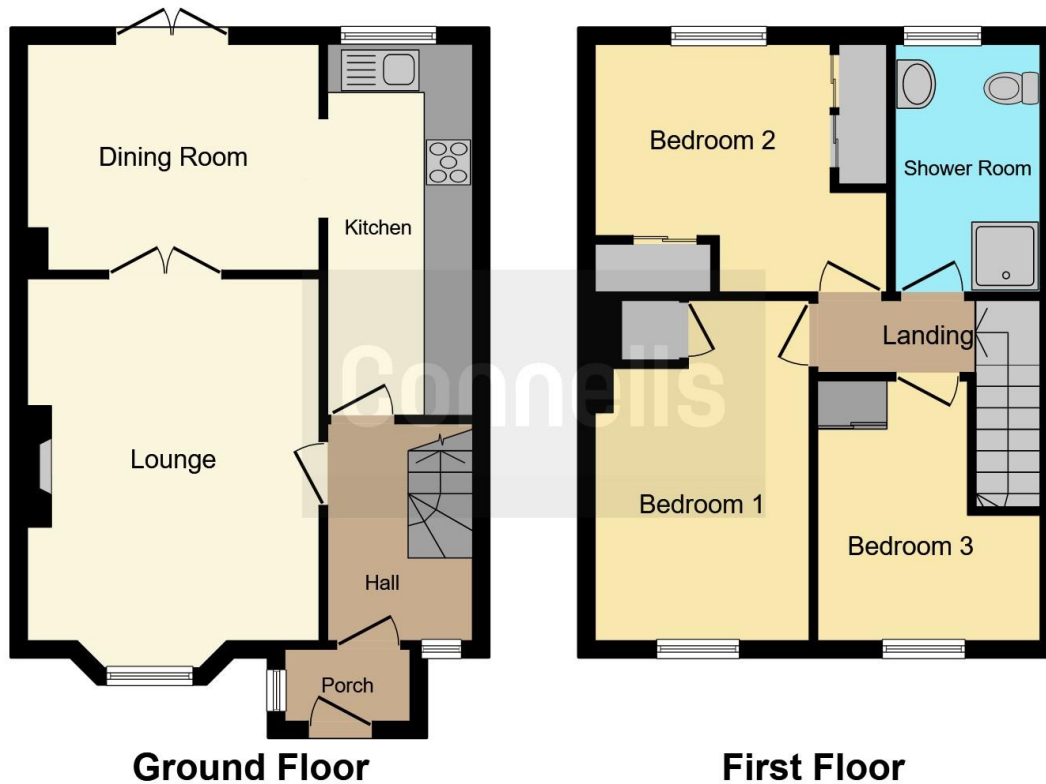
Front Garden

New driveway to with access to front door and side access to back of property.

Rear Garden

Patio garden with garden outdoor furniture and small shed.





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 Council Tax
 Band: A

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Tenure: Freehold



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