



Maple Avenue

, Exhall, CV7 9AY

£1,100 PCM



Pointons are delighted to offer this well-presented three-bedroom property, ideally situated within one of Exhall's most sought-after residential estates. The home benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency year-round.

The accommodation briefly comprises an entrance hallway, a spacious lounge, and a modern breakfast kitchen complete with an oven and hob. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property offers a private rear garden, along with a driveway and garage providing off-road parking and additional storage.

This property is offered unfurnished. Pets may be considered at an additional £25 per month, per pet.

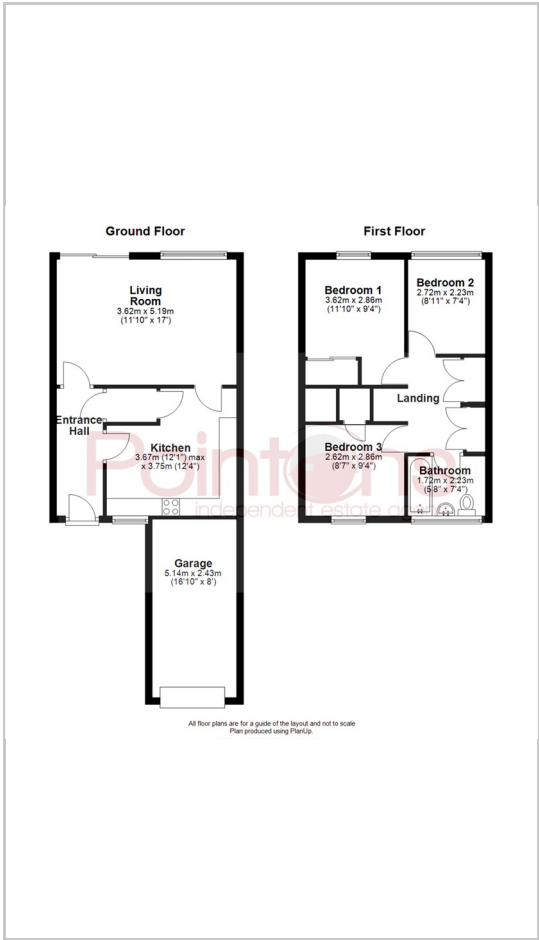
Council Tax Band: B
EPC Rating: C



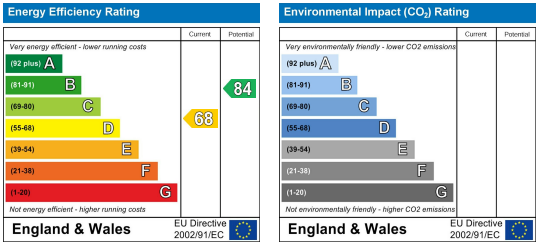
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

109 NEW UNION STREET
COVENTRY, CV1 2NT
coventry@pointons-group.com
024 7710 333
Company No: 7359350

BOND GATE CHAMBERS
NUNEATON, CV11 4AL
nuneaton@pointons-group.com
024 7637 3300
Company No: 6743033

74 LONG STREET
ATHERSTONE, CV9 1AU
atherstone@pointons-group.com
01827 711911
Company No: 81323250



www.pointons-group.com

VAT NO 742186125