



## 36 Fir Tree Avenue, Coventry

Offers in Region of **£240,000**



## 36 Fir Tree Avenue

Coventry

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Large Side Plot
- Perfect for Developing/Renovation
- In Need of Modernisation
- Side/Rear Gated Access
- Garage
- Sought After Location
- Three Bedrooms





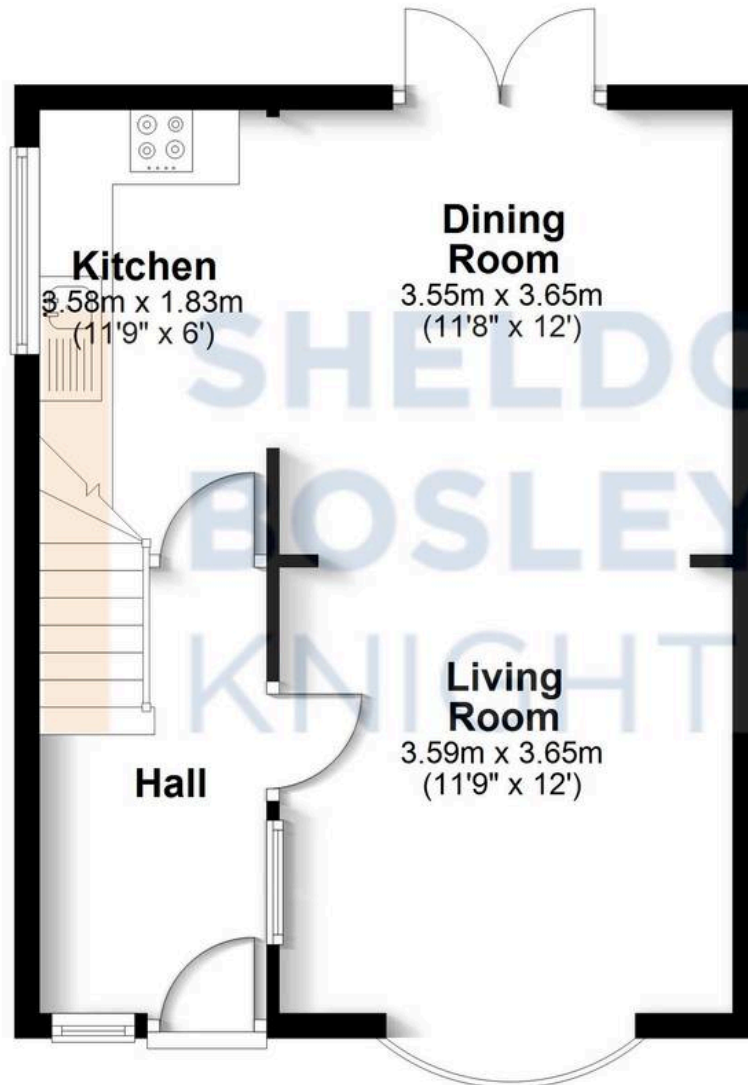






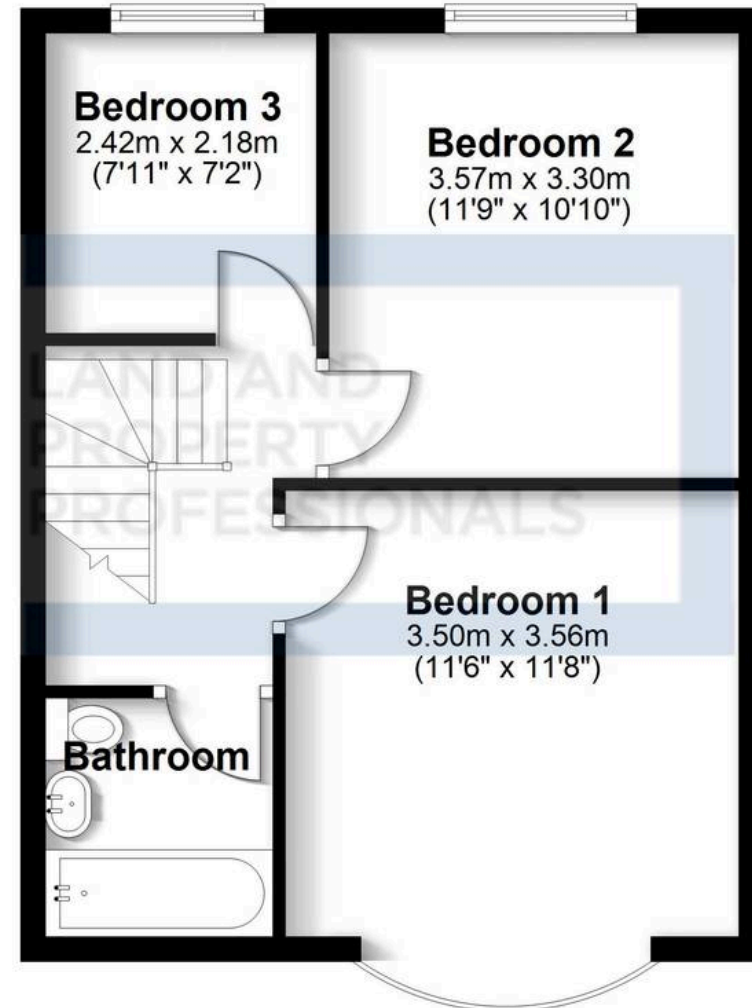
## Ground Floor

Approx. 40.7 sq. metres (438.5 sq. feet)



## First Floor

Approx. 40.2 sq. metres (432.2 sq. feet)



Total area: approx. 80.9 sq. metres (870.8 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.

Plan produced using PlanUp.



## Sheldon Bosley Knight Coventry

Sheldon Bosley Knight, 29 Warwick Row, Coventry - CV1 1DY

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### Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

### Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.