



**26 Charles Street, Gun Hill**  
Coventry

In Excess of **£155,000**





## 26 Charles Street

Gun Hill, Coventry

Sheldon Bosley Knight are delighted to present this beautifully presented three-bedroom terraced home, ideally located in the ever-popular **Gun Hill** area – a firm favourite with first-time buyers and investors alike. Offered as “CHAIN FREE”.

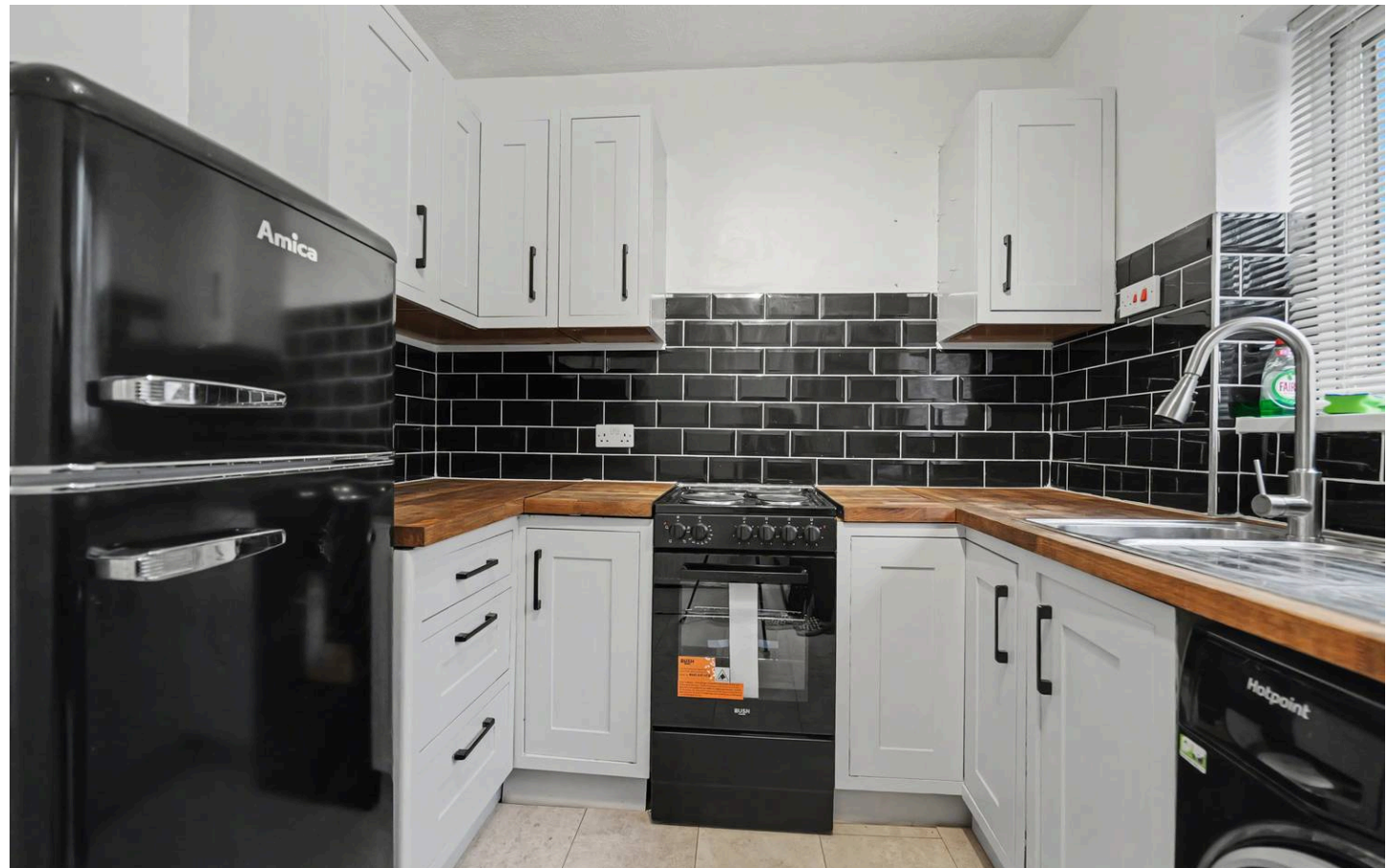
The property has been stylishly redecorated throughout and offers a bright, modern feel from the moment you step inside. An inviting entrance hallway leads through to the lounge, featuring light wooden flooring and contemporary wooden panelling, creating a warm yet stylish living space. From here, the lounge flows seamlessly into the modern kitchen, which is fitted with **brand-new white goods**. Just off the kitchen is a sleek shower room, finished with floor-to-ceiling tiling for a clean, modern look.

Upstairs, the property offers **two generously sized double bedrooms**, both benefiting from light wooden flooring, with the principal bedroom further enhanced by attractive wood-panelled feature walls.

Externally, the rear garden is pleasantly secluded and mainly laid to lawn, with the added benefit of **rear vehicular access via an access road**. To the front, a pathway bordered by a grassed area leads to the entrance, providing excellent kerb appeal.

Homes of this standard in **Gun Hill** are rarely available and consistently in high demand. Don't miss the opportunity to make this fantastic property your own – contact our Nuneaton team today to arrange your viewing, or visit [www.sheldonbosleyknight.co.uk](http://www.sheldonbosleyknight.co.uk).

Council Tax band: A

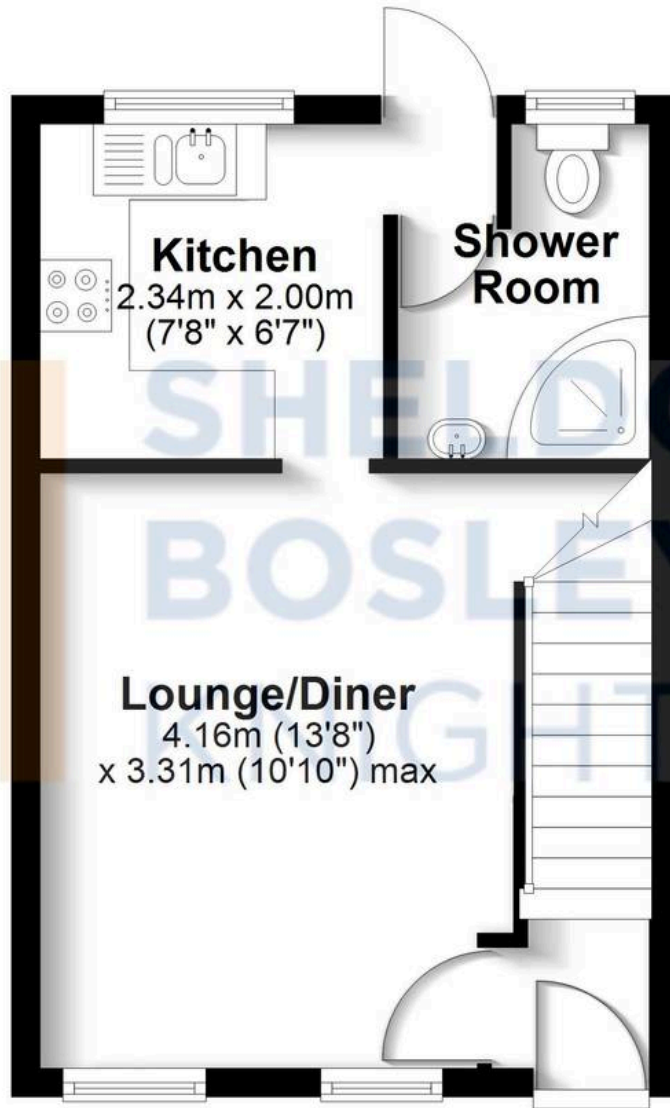






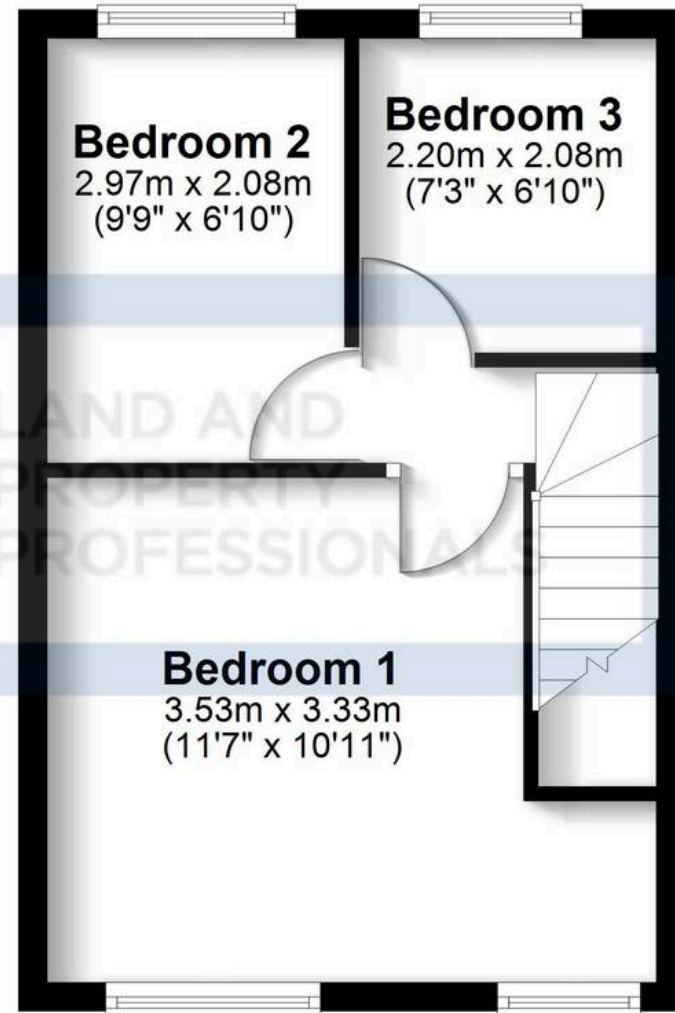
## Ground Floor

Approx. 22.3 sq. metres (240.1 sq. feet)



## First Floor

Approx. 28.1 sq. metres (302.6 sq. feet)



Total area: approx. 50.4 sq. metres (542.7 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 Nuneaton

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