



**ROBIN JONES**  
ESTATE AGENTS

## 50 Frankton Avenue, Styvechale, Coventry . CV3 5BB

Situated just off Watercall Avenue, this post war three bedroomed semi detached house is to be sold with no chain. There is gas central heating and double glazing and the property offers excellent further potential and is accordingly priced. Incorporating entrance hall, bay windowed lounge/dining room, good sized kitchen with integrated hob, oven and dishwasher, two well proportioned bedrooms, two with built in wardrobes, bathroom and separate WC. There is direct access to a side garage, lawned foregarden and enclosed private garden to the rear. The property is well served for local shops on Baginton Road, schools and bus services as well as being within easy access of the city centre and local road networks via the A45/A46.





## PROPERTY DESCRIPTION

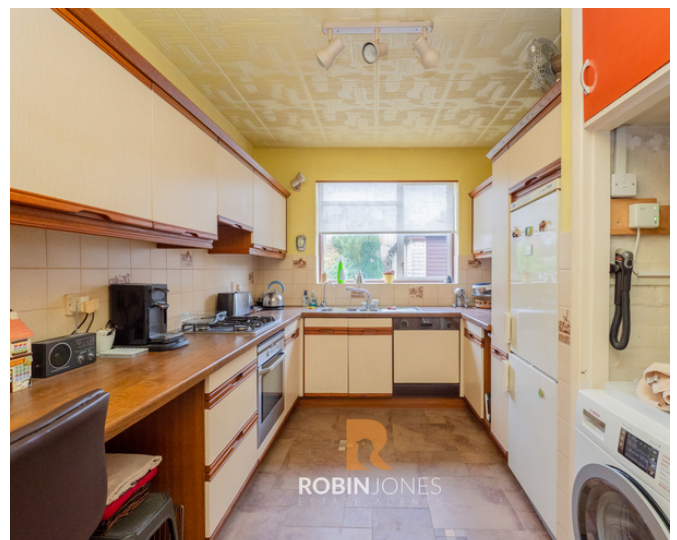
---

Situated just off Watercall Avenue, this post war three bedroomed semi detached house is to be sold with no chain. There is gas central heating and double glazing and the property offers excellent further potential and is accordingly priced. Incorporating entrance hall, bay windowed lounge/dining room, good sized kitchen with integrated hob, oven and dishwasher, two well proportioned bedrooms, two with built in wardrobes, bathroom and separate WC. There is direct access to a side garage, lawned foregarden and enclosed private garden to the rear. The property is well served for local shops on Baginton Road, schools and bus services as well as being within easy access of the city centre and local road networks via the A45/A46.

## FEATURES

---

- Deceptively spacious semi detached house
- Popular residential location to the south of Coventry
- Gas central heating and double glazing
- Bay windowed through lounge/dining room
- Good sized kitchen
- Three bedrooms, two with built in wardrobes
- Bathroom and separate WC
- Direct access to attached garage
- Lawned gardens
- Vacant possession with no chain



## ROOM DESCRIPTIONS

---

### Hall

1.84m x 3.52m (6' 0" x 11' 7")  
Aluminium patterned double glazed entrance door leads into the hall.

### Bay Windowed Lounge/Dining Room

3.42m x 7.83m (11' 3" x 25' 8")  
With aluminium double glazed patio doors leading out to the rear garden.

### Good Sized Kitchen

2.61m x 4.12m (8' 7" x 13' 6")  
With base and wall cupboards incorporating stainless steel four ring gas hob with extractor cooker hood above and matching oven beneath, integrated dishwasher, space for fridge freezer, space for washing machine and wall mounted Worcester gas fired central heating boiler, breakfast bar and uPVC double glazed door through to the garage.

### First Floor Landing

2.57m x 1.74m (8' 5" x 5' 9")

### Bedroom One

3.35m x 5.12m (11' 0" x 16' 10")  
With full length built in wardrobes.

### Bedroom Two

2.78m x 3.38m (9' 1" x 11' 1")  
With built in bedroom furniture.

### Bedroom Three

1.97m x 3.19m (6' 6" x 10' 6")

### Bathroom

2.49m x 1.63m (8' 2" x 5' 4")  
With panel bath with shower screen, contemporary wash hand basin with cupboard beneath, built in full height shelved airing cupboard.

### Separate WC

With low level suite.

### Outside

There is direct access to the front via a paved driveway to the attached garage, walled foregarden laid to lawn and fully fenced lawned rear garden with central pathway with paved terrace and timber garden shed.

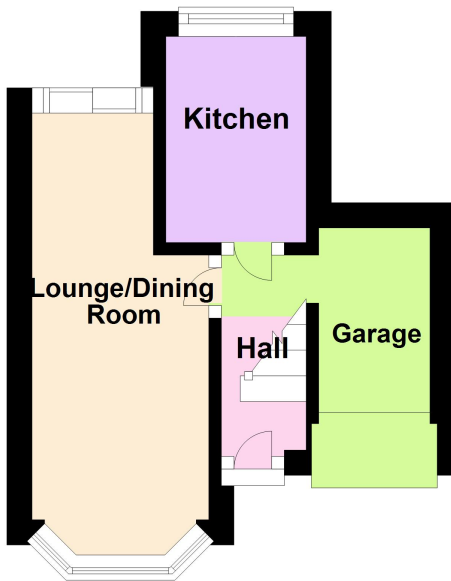
### Garage

2.01m x 4.57m (6' 7" x 15' 0")  
With double doors.

### IMPORTANT NOTICE


Robin Jones, for themselves and the vendors of this property, whose Agents they are, give notice that these particulars are intended to give a fair and substantially correct overall description for the guidance of intended purchasers and do not constitute any part of an offer or contract. Prospective purchasers and lessees should obtain their own professional advice. All dimensions, descriptions, areas, reference to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct but any intended purchaser should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to correctness. No person in the employment of Robin Jones has any authority to give or make representation or warranty whatsoever in respect of this property or enter into any contract on behalf of Robin Jones or the vendor. No responsibility can be accepted for any expense incurred by intended purchasers in inspecting properties that have been sold, let or withdrawn. All measurements are approximations. We endeavour to make our particulars as helpful as possible, however if there is any matter which is of particular importance to you, please contact our office and we will be pleased to see if we can obtain information for you. Robin Jones will require identification documentation and evidence of private address before entering into any transaction under current Money Laundering Regulations. The floor plan is for reference purposes only and should not be relied upon as a Statement of Fact.

## Ground Floor



## First Floor



| Energy Efficiency Rating                           |          | Current   | Potential |
|--|----------|---|-----------|
| <i>Very energy efficient - lower running costs</i> |          |   |           |
| (92-100)   | <b>A</b> |   |           |
| (81-91)  | <b>B</b> |   | 81        |
| (69-80)  | <b>C</b> |   |           |
| (55-68)  | <b>D</b> | 60  |           |
| (39-54)  | <b>E</b> |   |           |
| (21-38)  | <b>F</b> |   |           |
| (1-20)   | <b>G</b> |   |           |
| <i>Not energy efficient - higher running costs</i> |          |   |           |
| <b>England, Scotland &amp; Wales</b>               |          | EU Directive 2002/91/EC  |           |

314, Walsgrave Road, Coventry, CV2 4BL

02476 635 555

walsgrave@robinjones.co.uk