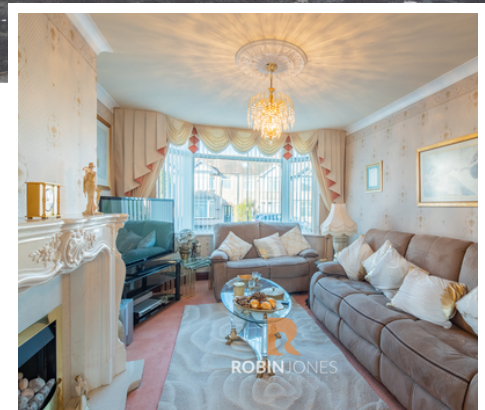




## 156 Avon Street, Stoke, Coventry, West Midlands. CV2 3GP

This well presented traditional style double bayed terraced property represents well planned accommodation enjoying two double bedrooms with the master bedroom previously being two bedrooms. Being immaculately presented and enjoys a larger than average brick built garage and is to be sold with no chain. There is gas central heating and uPVC double glazing and the property incorporates entrance hall, through lounge/dining room, extended kitchen with a range of units incorporating built in hob, oven and dishwasher, first floor landing, master bedroom with fitted wardrobes, a second double bedroom with built in wardrobes and a fully tiled refurbished shower room. Being well served by local shops schools and bus services and within easy access of the city centre.



£225,000 Freehold

## PROPERTY DESCRIPTION

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## FEATURES

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- Well presented double bayed terraced property
- Immaculately maintained throughout
- Gas central heating and double glazing
- Bay windowed through lounge/dining room
- Extended kitchen with integrated appliances
- Full width double bedroom and rear bedroom
- Fully tiled shower room
- Excellent access to brick built garage
- Viewing highly recommended with no chain



## ROOM DESCRIPTIONS

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### Entrance Hall

1.66m x 4.53m (5' 5" x 14' 10")

Entrance door with sealed unit double glazed side screen leads to the entrance hall with tiled floor and glazed sliding door leading to:

### Spacious Through :Lounge/Dining Room

3.31m x 7.53m (10' 10" x 24' 8")

With feature marble effect fireplace with living flame gas fire and sealed unit sliding double glazed patio doors leading out to the rear garden.

### Extended Kitchen

2.26m x 6.25m (7' 5" x 20' 6")

With a range of base and wall cupboards incorporating four ring gas hob with extractor hood above, electric cooker with built in microwave above, built in dishwasher, space for washing machine and tumble dryer, wall mounted Worcester gas fired central heating boiler (installed May 2022), dual aspect uPVC double glazed windows, breakfast bar and uPVC double glazed door leading out to the rear garden.

### First Floor Landing

1.79m x 2.60m (5' 10" x 8' 6")

With access to loft space.

### Bedroom One

5.13m x 4.08m (16' 10" x 13' 5")

3.06m x 4.08m (10' 0" x 13' 5") & 2.06m x 2.55m (6' 9" x 8' 4")

With full length built in mirror fronted wardrobes, dressing table and bedside cabinets (this room has been opened into one bedroom but can be converted back into two bedrooms).

### Bedroom Two

3.21m x 3.50m (10' 6" x 11' 6")

With two double built in wardrobes, built in airing cupboard housing the lagged copper tank with shelving above.

### Refurbished Fully Tiled Shower Room

1.78m x 1.71m (5' 10" x 5' 7")

With corner cubicle with shower unit and seat with double opening doors, wash hand basin set into a vanity unit and WC.

### Outside

There is a walled foregarden with paved terrace, enclosed well maintained rear garden with paved patio.

### Brick Built Garage

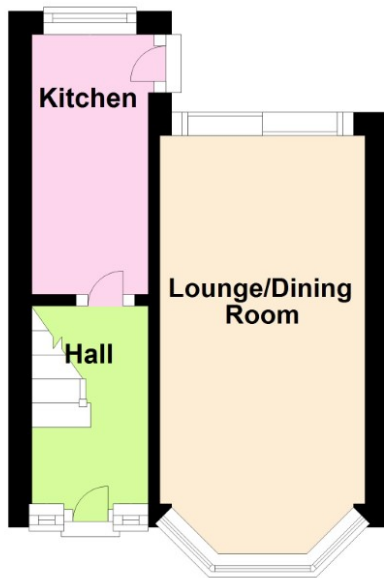
5.02m x 6.28m (16' 6" x 20' 7") 5.02m x 2.68m (16' 6" x 8' 10")

There is excellent access to a brick built larger than average with remote control up and over door, rear uPVC patterned double glazed door with uPVC double glazed windows to the rear garden, power and lighting.

# FLOORPLAN

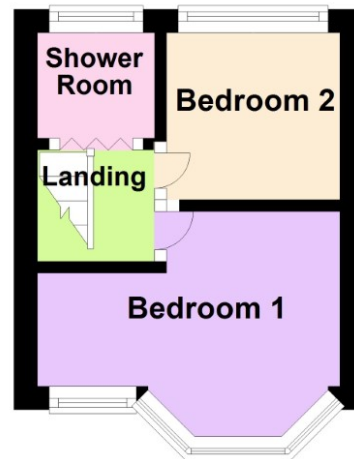
## Ground Floor

Approx. 10.0 sq. metres (107.9 sq. feet)



## First Floor

Approx. 8.0 sq. metres (86.2 sq. feet)



Total area: approx. 18.0 sq. metres (194.1 sq. feet)