



36 Churchill Avenue, Foleshill, Coventry, West Midlands. CV6 5JL

This spacious single stone bayed three bedroomed terraced property represents ideal family accommodation or buy to let investment and is to be sold with no chain. Having gas central heating and uPVC double glazing the property must be viewed internally to appreciate the wealth of space. Incorporating porch entrance, entrance hall, bay windowed through lounge/dining room, breakfast kitchen with hob and over, three well proportioned first floor bedrooms and fully tiled bathroom with shower. There are gardens front and rear and on street parking. Situated in a pleasant tree lined residential road within easy walking distance of shops and bus services and within easy access of the city centre.



£197,950 Freehold

PROPERTY DESCRIPTION

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FEATURES

- Spacious single stone bayed terraced property
- Pleasant tree lined residential road
- Gas central heating and double glazing
- Bay windowed through lounge/dining room
- Good sized breakfast kitchen
- Three well proportioned bedrooms
- Fully tiled bathroom with shower
- Front and rear gardens
- Vacant possession and no chain



ROOM DESCRIPTIONS

Entrance Hall

0.89m x 3.63m (2' 11" x 11' 11")

Bay Windowed Through Lounge/Dining Room

3.34m x 8.46m (10' 11" x 27' 9")

With door to:

Breakfast Kitchen

2.54m x 5.85m (8' 4" x 19' 2")

With a range of white fronted base and wall cupboards, wall mounted Vaillant gas fired central heating boiler and uPVC patterned double glazed door leading out to the rear garden.

First Floor Landing

1.53m x 6.43m (5' 0" x 21' 1")

With cupboard and access to loft space.

Bedroom One

4.27m x 3.40m (14' 0" x 11' 2")

Bedroom Two

2.65m x 4.22m (8' 8" x 13' 10")

Bedroom Three

2.56m x 3.76m (8' 5" x 12' 4")

Fully Tiled Bathroom

1.61m x 1.97m (5' 3" x 6' 6")

With white three piece suite.

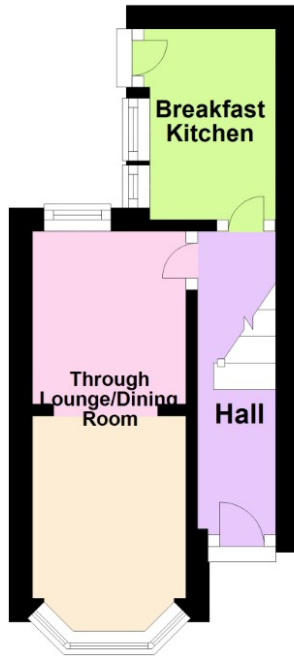
Outside

There is a walled foregarden, an enclosed rear garden with timber garden shed and gated rear pedestrian access.

FLOORPLAN

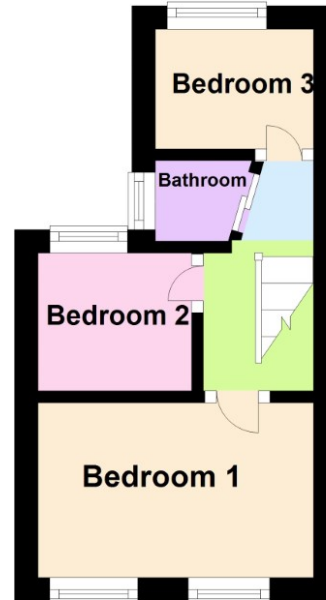
Ground Floor

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



First Floor

Approx. 9.1 sq. metres (98.1 sq. feet)



Total area: approx. 17.1 sq. metres (184.3 sq. feet)