

HALLWAY

LOUNGE

14' 3" into bay x 11' 7"  
(4.34m into bay x 3.53m)

OPEN PLAN DINING ROOM

11' 9" x 11' 5" (3.58m x 3.48m)

OPEN PLAN KITCHEN

17' 6" x 9' 3" (5.33m x 2.82m)

UTILITY LOBBY

5' 1" x 5' (1.55m x 1.52m)

CLOAKROOM WC

LANDING

BEDROOM

16' 8" into bay x 9' to the  
wardrobes  
(5.08m into bay x 2.74m  
wardrobes)

BEDROOM

9' 10" x 9' 7" plus recess  
(3m x 2.92m plus recess)

BEDROOM

10' x 5' 11" (3.05m x 1.8m)

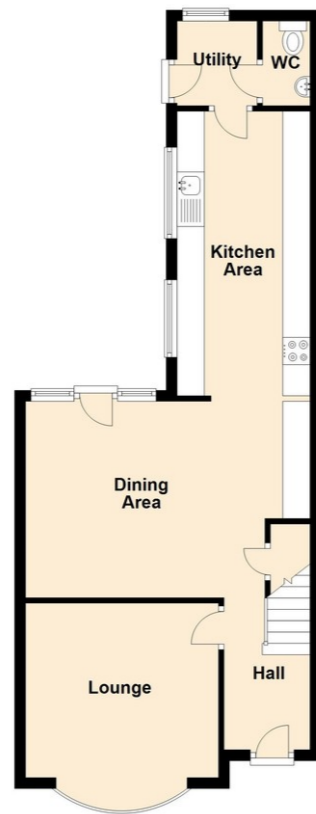
BATHROOM

LANDSCAPED GARDENS

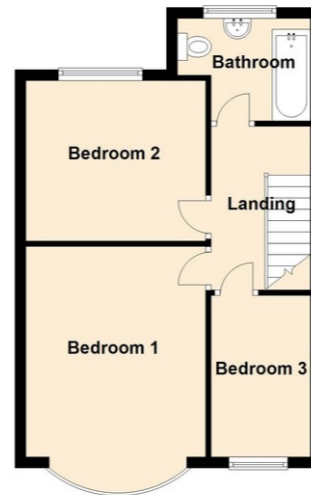
GARAGE

15' 11" x 14' 4" (4.85m x 4.37m)

Ground Floor



First Floor

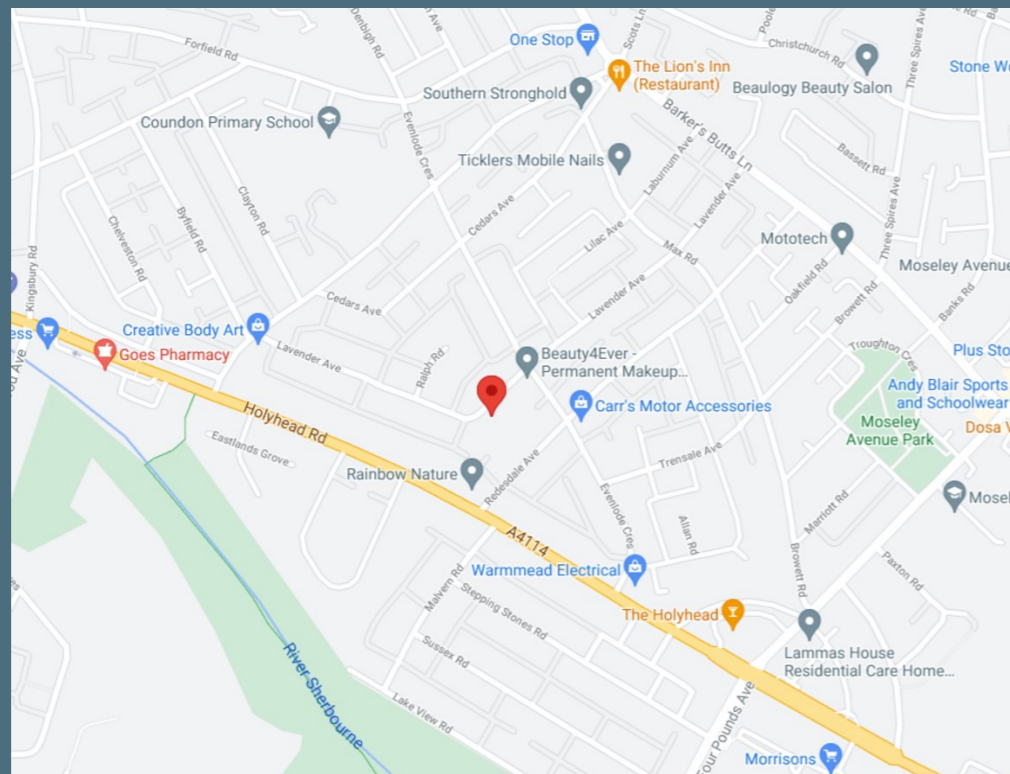


yeoman&owen  
ESTATE AGENTS

101 Lavender Avenue

Coundon, Coventry, CV6 1DG

£250,000



**IMPORTANT NOTICE**  
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Floor plans and compass are for guidance purposes only.

Contact us at

455b - 457 Holyhead Road Coundon Coventry CV5 8HU

tel. 024 7659 1234 fax. 024 7659 9555

email. [info@yeomanandowen.co.uk](mailto:info@yeomanandowen.co.uk) web. [yeomanandowen.co.uk](http://yeomanandowen.co.uk)





**£250,000**

**101 Lavender Avenue  
Coundon, Coventry, CV6 1DG**

- Well Presented Double Bay Mid Terrace
- Ideal family Home
- Lounge With A Feature Fireplace
- Open Plan Kitchen Diner
- Utility Lobby & Cloakroom WC
- THREE BEDROOMS
- Bathroom WC
- Garage
- Freehold
- Tax Band B
- EPC Rating D

Viewing is strictly by appointment



### Property Description

A well presented double bay mid terrace family home close to local schools and shops. The property benefits from double glazing and gas fired central heating.

In brief the accommodation comprises: hallway, lounge with a feature fireplace, open plan kitchen dining room, utility room and cloakroom WC. On the first floor a landing, THREE BEDROOMS and a bathroom WC. Landscaped gardens to the front and rear and a garage with power and light.

**MUST BE VIEWED INTERNALLY.**

