



## Courtland Avenue | Coundon | Coventry | CV6 1GU

LewisOliver are proud to offer this beautifully presented property in the Coundon Area. The property offers an extended family kitchen and off-road parking this property must be seen to be appreciated. The property comprises briefly of; Entrance Hall, Lounge/Dining Area, Guest W.C, Extended Family Kitchen, Utility Room, Three Bedrooms and Family Bathroom. Front and Rear Gardens, Gated Driveway and a Side Garage. For further information or to book a viewing call LewisOliver today.

## Offers Over £245,000

- EXTENDED SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- WELL PRESENTED
- DRIVEWAY & SIDE GARAGE
- EXTENDED KITCHEN/DINER



## APPROACH

Gated driveway with vehicular access to the side garage. Lawn and path leading to

## ENTRANCE HALL

Double glazed window to side aspect, central heating radiator, Karndean flooring, coving to ceiling, under stairs cupboard, stairs leading to first floor and doors to

## LOUNGE

12' 6" x 12' 1" (3.82m x 3.70m) Double glazed window to front aspect, Karndean flooring, log burner, central heating radiator and archway through

## DINING AREA

11' 6" x 11' 1" (3.52m x 3.38m) Comprising of Karndean flooring, central heating radiator, ornate coving to ceiling, door to utility room and double doors to

## KITCHEN/FAMILY ROOM

18' 7" x 17' 4" (5.68m x 5.29m) Comprising of a double glazed window and French doors to the rear plus a further door to the side return, lantern skylight, modern central heating radiator, ceramic tiled flooring, wall and base units with work surface over and an inset one and a half bowl stainless steel sink and drainer, central island, gas Range Master with cooker hood over and ceiling spot lights

## UTILITY ROOM

10' 2" x 4' 10" (3.11m x 1.48m) Comprising a double glazed window to rear aspect, Karndean flooring, wall and base units with a work surface over and space and plumbing for a washing machine and further appliances

## WC

4' 9" x 2' 5" (1.47m x 0.76m) Comprising a low flush W.C, wash hand basin, extractor fan and ceiling spot lights

## LANDING

Loft access and doors to

## BEDROOM ONE

12' 11" x 10' 8" (3.94m x 3.27m) Double glazed window to front aspect, central heating radiator and coving to ceiling

## BEDROOM TWO

11' 5" x 11' 1" (3.48m x 3.40m) Double glazed window to rear aspect, central heating radiator and coving to ceiling

## BEDROOM THREE

7' 9" x 6' 4" (2.38m x 1.94m) Double glazed window to front aspect, central heating radiator and coving to ceiling

## BATHROOM

5' 10" x 5' 6" (1.78m x 1.70m) Comprising an obscure double glazed window to rear aspect, low flush W.C, wash hand basin, bath with shower over, extractor fan, spot lighting, fully tiled walls, ceramic tiled flooring, and a heated towel rail

## REAR GARDEN

Comprising of a large decked patio, fenced boundaries lawn with central path and rear pedestrian access

## GARAGE

Located at the side of the property with an up and over door

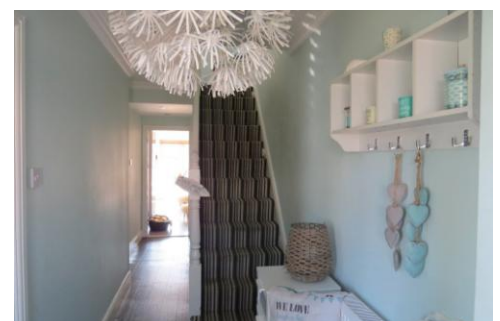
## DISCLAIMER

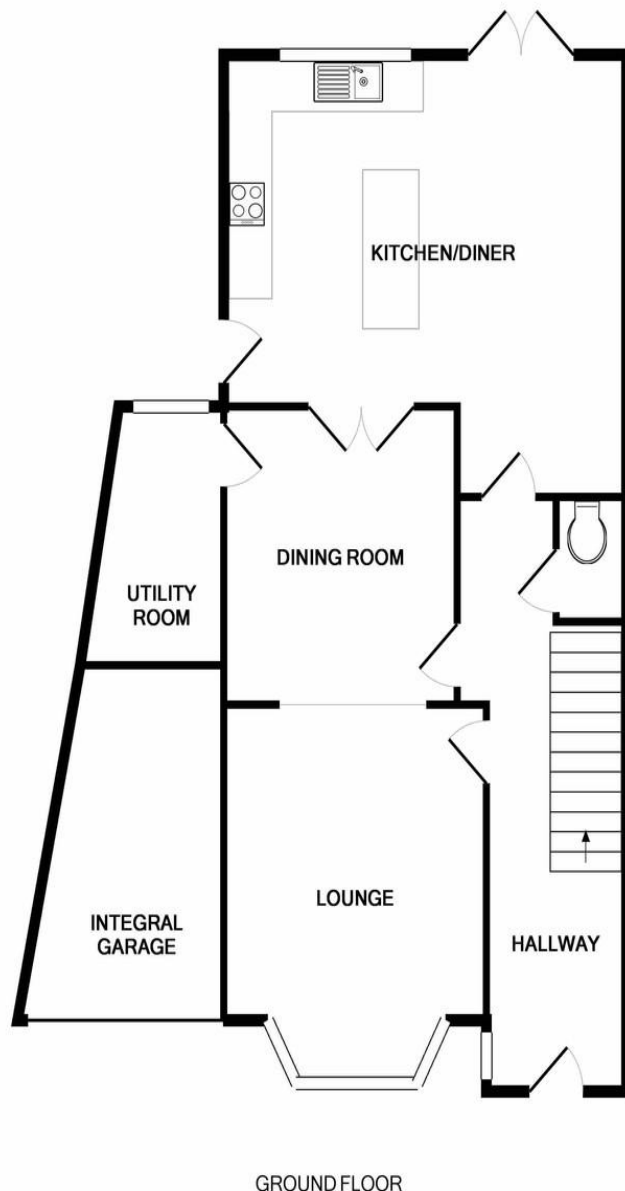
Please Note: Lewis Oliver have made every effort to ensure the accuracy of the information provided and prospective purchasers are advised to check all measurements before making any related purchases. Should you have a specific query do not hesitate to contact the office.

Tenure: We are advised that the property is Freehold but recommend that prospective purchasers confirm this with the vendor's solicitor.

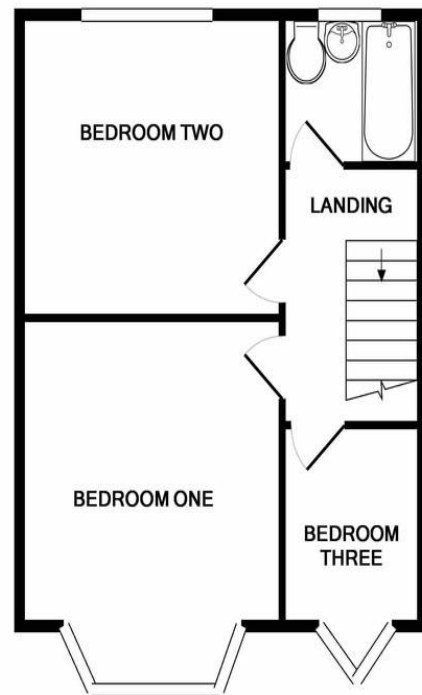
Fixtures, Fittings and Services: Since these have not been tested it is advised that all are verified and that all services are in working order to confirm their condition. Fixtures and Fittings are excluded unless referred to in the sales particulars.

Money Laundering Regulations: Lewis Oliver will ask prospective purchasers to produce identification documents to support any offers.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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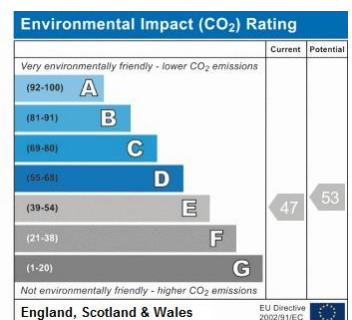
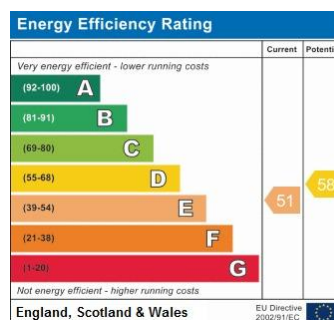
## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements