

HALLWAY

LOUNGE  
22' 11" x 11' 9" max (6.99m x 3.58m)

OPEN PLAN KITCHEN  
19' 4" x 7' 10" (5.89m x 2.39m)

DINING AREA  
9' 6" x 7' 9" (2.9m x 2.36m)

LANDING

BEDROOM  
12' x 9' 8" (3.66m x 2.95m)

BEDROOM  
11' 2" x 10' 7" (3.4m x 3.23m)

BEDROOM  
8' 6" x 5' 11" (2.59m x 1.8m)

BATHROOM

GARDENS

DOUBLE GARAGE  
17' 10" x 17' 3" (5.44m x 5.26m)



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114 Shorncliffe Road

Coundon, Coventry, CV6 1GP

£245,000



**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

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### Property Description

An extended end of terrace family home located in a sought after area. Close to local shops, transport links and excellent schools. Neighbouring Coundon Wedge which leads to Allesley Village and park. The property benefits from double glazing and gas fired central heating as well as a single storey extension to the rear.

In brief the accommodation comprises: hallway, large lounge with fireplace, open plan kitchen dining room. On the first floor a landing, THREE bedrooms and a bathroom Wc. Outside there are gardens to the front and rear and a double brick built garage with an electric garage door.

MUST BE VIEWED.

**£245,000**

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Coundon, Coventry, CV6 1GP

- Extended End Terrace
- Ideal Family Home
- Large Lounge with Fireplace
- Open Plan Kitchen Dining Room
- THREE Bedrooms
- Bathroom Wc
- Gardens & Double Garage
- Excellent School Catchment Area
- Tax Band C
- EPC Rating TBC

Viewing is strictly by appointment

