

OPENING DOORS SINCE 1843

Loveitts est. 1843  
THE ESTATE AGENTS



6 Alandale Avenue  
Coventry, CV5 7FU

**Offers In Excess Of £250,000**



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## 6 Alandale Avenue

Coventry, CV5 7FU

Loveitts of Coventry are excited to bring to the market this three bedroom semi-detached home, located in Lower Eastern Green. With plenty of off-road parking, a conservatory, well-presented throughout and with a single garage in the rear garden, this property is not to be missed.

The accommodation comprises of an entrance hall with stairs rising and doors to lounge, kitchen and storage cupboard. The open-plan lounge leads through to the conservatory while the kitchen leads out to the rear garden via a side gate to the side of the property.

Upstairs we find three bedrooms and a family bathroom. The rear garden features gated rear access and a single garage with vehicular access from Faulconbridgen Avenue.

For more information or to arrange a viewing, please get in touch with the Coventry office or visit [www.loveitts.co.uk](http://www.loveitts.co.uk)





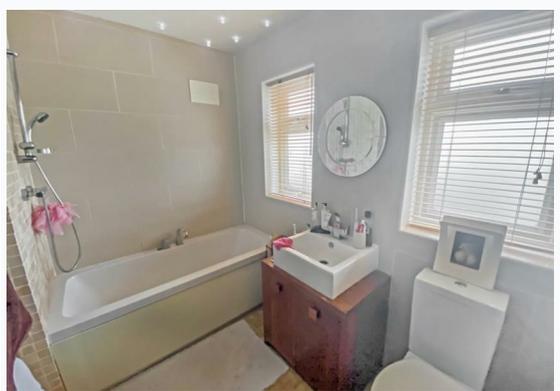
- Three Bedroom Home
- Semi-Detached
- Off-Road Parking
- Open-Plan Lounge / Diner
- Well-Presented Throughout
- Garage
- Popular Location
- Close To Schools



### Location

Lower Eastern Green is a popular district of Coventry on the Western side. With plenty of parks, schools and local amenities, this area is popular with families.

Transport links via the A45 and Canley rail station are in close proximity and the City itself is around a 10 minute drive away.



# Floor Plan



## Ground Floor

Floor area 51.0 sq. m. (549 sq. ft.) approx

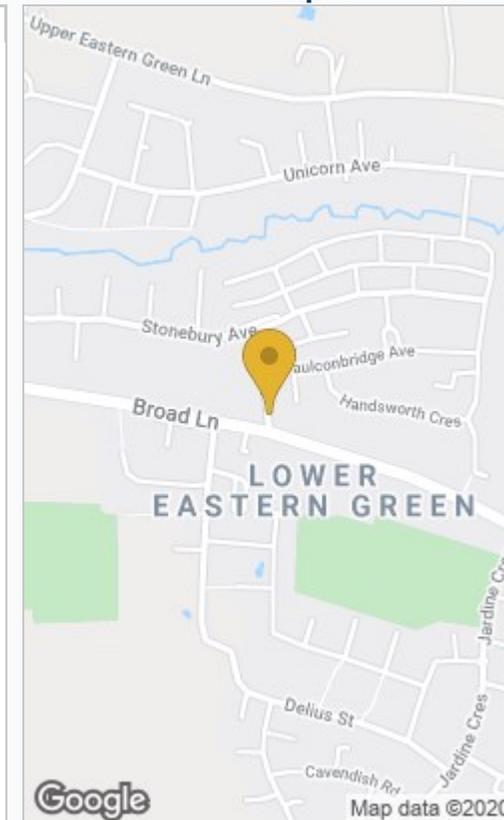
## First Floor

Floor area 41.0 sq. m. (441 sq. ft.) approx

Total floor area 92.0 sq. m. (990 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

# Area Map



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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