

HALLWAY

SHOWER ROOM WC

LOUNGE DINING ROOM  
29' 4" into bay x 11' 7"  
(8.94m into bay x 3.53m)

STUDY/PLAYROOM  
11' 3" x 8' 8" (3.43m x 2.64m)

BREAKFAST KITCHEN  
13' 6" x 12' 11" (4.11m x 3.94m)

LANDING

BEDROOM  
12' 5" into bay x 9' 8"  
(3.78m into bay x 2.95m)

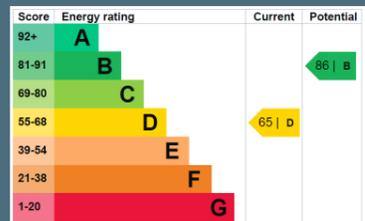
BEDROOM  
13' x 9' 8" (3.96m x 2.95m)

BEDROOM  
9' 5" x 7' 8" (2.87m x 2.34m)

BATHROOM

GARDENS

DOUBLE GARAGE  
27' 4" x 18' 10" (8.33m x 5.74m)



**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.



## 54 Woodclose Avenue

Coundon, Coventry, CV6 1HB

# £295,000



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**£295,000**

**54 Woodclose Avenue  
Coundon, Coventry, CV6 1HB**

- Spacious Semi Detached
- Ground Floor Shower Room WC
- Lounge Dinning Room
- Breakfast Kitchen
- **THREE DOUBLE BEDROOMS**
- Bathroom WC
- Gardens
- Double Garage
- Council Tax Band C
- Energy Efficiency Rating D.
- Freehold

**Viewing is strictly by appointment**



### Property Description

A spacious semi detached family home in a sought after location close to local schools and shops. The property is in need some works but does benefit from double glazing and gas fired central heating.

In brief the accommodation comprises: hallway, shower room WC, lounge dinning room, study/playroom and a breakfast kitchen. On the first floor a landing, **THREE DOUBLE BEDROOMS** and a bathroom WC. Outside there are gardens to the front and rear and a double brick built garage.

**NO UPWARD CHAIN.**

**MUST BE VIEWED.**

