

HUNTERS®

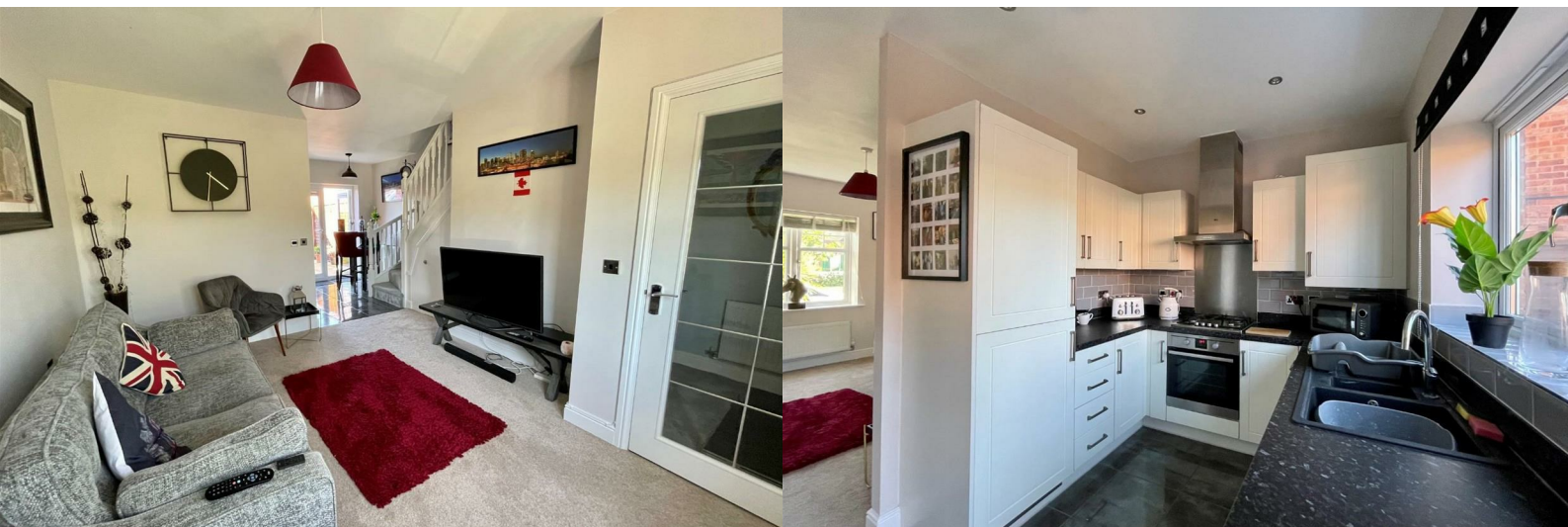
HERE TO GET *you* THERE



Auburndale Avenue

Coventry, CV4 9WR

£255,000



9 Auburndale Avenue

Coventry, CV4 9WR

£255,000



Property Location

Located within the highly desirable Bannerbrook Estate, the location provides easy access to local shops, schools and amenities and sits within the catchment area for West Coventry Academy and Heart of England secondary school in Balsall Common. For commuters, there are easy transport links in and out of the City via the A45 or Tile Hill Train Station that allows easy reach of Coventry, Birmingham, and connections to London.

The A45 is close by providing convenient access around the city and links to Birmingham Airport the M42 and M6 Motorways. Berkswell, Knowle and Solihull are also easy to reach in the opposite direction.

Local schools include Mount Nod Primary School, Park Hill Primary School and West Coventry Secondary School.

The University Hospital, to the North East of the city, is just under six miles away.

Both Warwick and Coventry University are within easy reach with Warwick being only a five-minute drive and Coventry just three and a half miles from the house itself.

An ideal and convenient family location.

Description

Hunters is pleased to bring to the market this beautifully presented semi-detached property which overlooks a green and is located in the popular area of Bannerbrook. Offering a downstairs W/C, a

modern kitchen, two off-road parking spaces, and full central heating and double glazing. In brief, the property comprises; Hall, Lounge, W/C and Kitchen to the ground floor, and Two Double Bedrooms and the Bathroom on the first floor. There is an enclosed rear garden with a gate. Viewing is advised.

Living Room

14'11 x 13'5 (4.55m x 4.09m)

Kitchen

14'11 x 8'0 (4.55m x 2.44m)

Master Bedroom

14'11 x 10'0 (4.55m x 3.05m)

Bedroom Two

11'6 x 8'0 (3.51m x 2.44m)

Bathroom

6'7 x 7'3 (2.01m x 2.21m)



Road Map



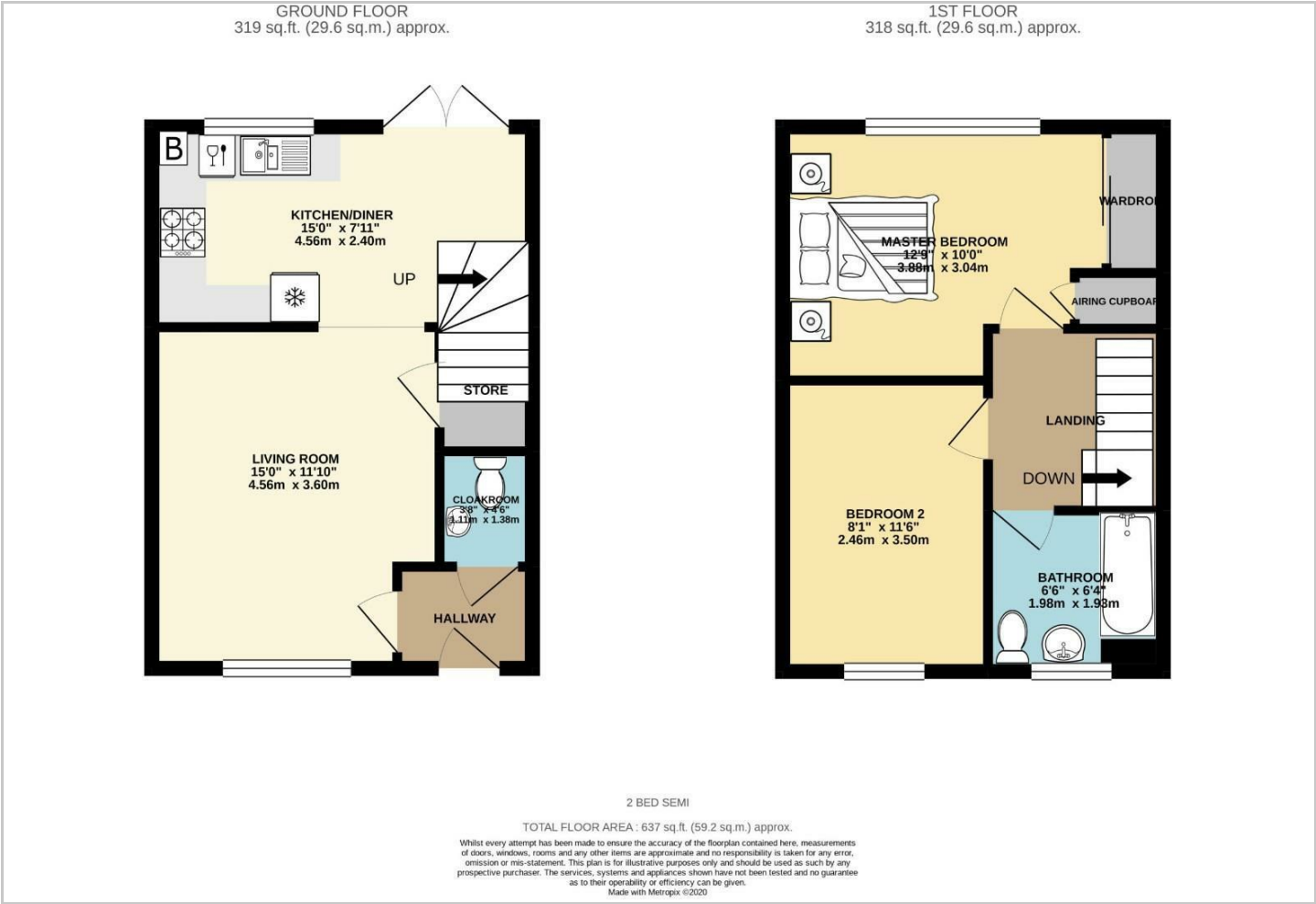
Hybrid Map



Terrain Map



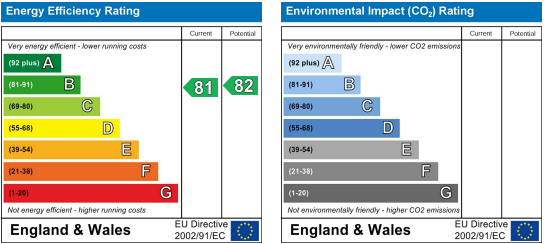
Floor Plan



Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.