



Pembury Avenue, Coventry CV6 6JT Guide Price £325,000

Spacious 3-Bedroom Detached Home – Pembury Avenue, Coventry

Located on the sought-after Pembury Avenue, this well-presented detached home offers a superb balance of space, character, and practicality. Extending to approximately 1,428 sq ft, the property provides generous accommodation throughout, making it ideal for families and professionals alike.

The ground floor boasts two inviting reception rooms, offering versatile living spaces perfectly suited for both relaxation and entertaining. A thoughtfully designed layout ensures a natural flow between rooms, creating a welcoming atmosphere.

Upstairs, there are three well-proportioned bedrooms, each providing comfort and flexibility for family living, guest accommodation, or a home office. The property also features a conveniently located bathroom, serving the needs of a busy household.

Built in the 1980s, this detached home combines the practicality of modern construction with subtle touches of classic design.

Set within a friendly and well-established community, the property is within easy reach of local amenities, schools, and excellent transport links, making it a highly desirable location.



Entrance Hall

16'3" x 3'4" (4.96m x 1.01m)

Front door to enter hallway, stairs to 1st floor, radiator to side, internal door garage, central heating thermostat, door two

Living Room

23'11" x 16'3" (7.31m x 4.96m)

Coving to ceiling, bay window to front, radiator to front and side, door to under stair storage, tiled flooring throughout including tiled skirting, double doors to

Reception Room

8'10" x 7'6" (2.70m x 2.29m)

Coving to ceiling, tiled floor and skirting, patio door to garden, door two

Kitchen

8'10" x 15'8" (2.70m x 4.78m)

fitted with matching base and eye level units with workspace over, composite sink with mixer tap and drainer, integrated electric oven, integrated gas hob with extractor fan fitted above, space for fridge freezer, plumbing for washing machine, door to garden, radiator to side window to rear, second internal door to garage, door two

WC

4'5" x 3'9" (1.35m x 1.14m)

Fitted with a two piece suite comprising of a close couple WC and wall mounted hand wash basin

Garage

21'2" x 6'11" (6.45m x 2.10m)

up and over door to the front of garage, two internal doors from the property, one from the hall one from the kitchen

Bedroom 1

16'7" x 9'5" (5.06m x 2.88m)

Window and radiator to rear

Bedroom 2

13'8" x 8'7" (4.16m x 2.62m)

Window and radiator to front

Bedroom 3

8'9" x 7'5" (2.66m x 2.26m)

Window and radiator to front

Family Bathroom

13'0" x 6'6" (3.95m x 1.99m)

Fitted with a three-piece suite comprising of a deep panelled bath with shower above, shower screen and tiling walls above bath, close coupled WC, wall mounted hand wash basin with underneath storage, wall mounted mirror, wall mounted storage units, tiling to floor and skirting

External

To the front: tarmacked driveway for 1 vehicle with access to the garage

To the rear: Fully enclose garden with a patio and lawn, side access to property

Good to Know

Tenure: Freehold

Age: 1980's

Heating: Gas central heating

Garden: East Facing

Total SqFt: 1319.69

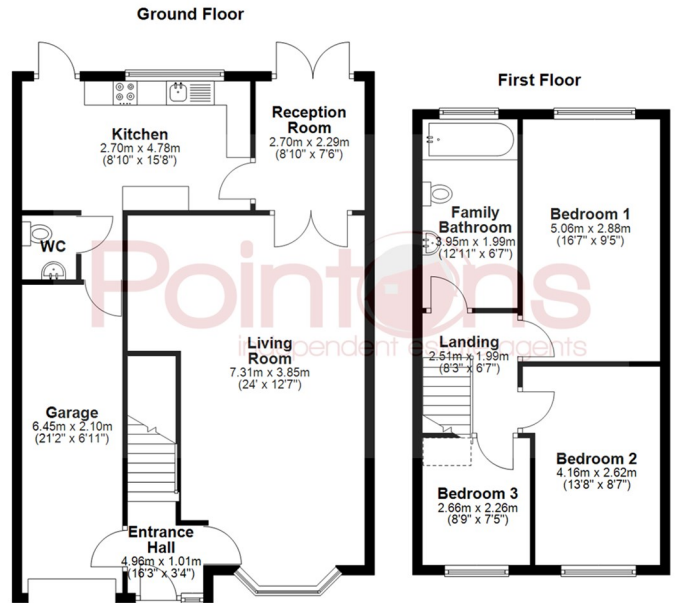
Loft: Insulated

Energy efficiency rating: tbc

Council tax band: D

Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers
NUNEATON
CV11 4AL
024 7637 3300
nuneaton@pointons-group.com

109 New Union Street
COVENTRY
CV1 2NT
024 7663 3221
coventry@pointons-group.com

74 Long Street
ATHERSTONE
CV9 1AU
01827 711911
atherstone@pointons-group.com

