

OPENING DOORS SINCE 1843

Loveitts<sup>est. 1843</sup>  
THE ESTATE AGENTS



63 Brookvale Avenue  
Coventry, CV3 2DG

**Guide Price £400,000**



4



E



63 Brookvale Avenue

Coventry, CV3 2DG

\*\*\*PLANNING IN PLACE TO BUILD A TWO BEDROOM DETACHED ANNEX TO THE REAR – OVER LOOKING THE GOLF COURSE – EXTENDED – OFF ROAD PARKING – GARAGE - WALK THROUGH TOUR\*\*\*

We welcome the opportunity to bring to the market a four-bedroom semi-detached house in a sought-after location. The property has many benefits and ample living accommodation for a family. In brief to the ground floor the property comprises of a study / reception room area, kitchen / breakfast room with space for a dining table, separate dining room, cloak room and a lounge with a fire place. To the first floor there are four bedrooms all providing fitted wardrobes, a great size family bathroom and loft space for storage. To the outside there is off road parking to the front and two garages. The owner has informed us that there is planning permission in place to build a separate two-bedroom annex to the rear where the current garage situated.

The property has amazing views by over looking the golf course and the property is situated on a quiet road.

The property is located on the sought-after Brookvale avenue in Binley this property in perfectly located for access to a number of popular amenities including local schools, shops, bus routes and the motorway network. In our opinion the property must be viewed to appreciate the size and potential.







- Two Garages
- Four Bedrooms
- Fantastic Family Home
- Sought After Road
- A Rare Opportunity To Purchase Large Unique Semi
- Planning In Place To Build An Annex
- Off Road Parking
- Over Looking The Golf Course
- Ample Living Accommodation
- EPC Rating E

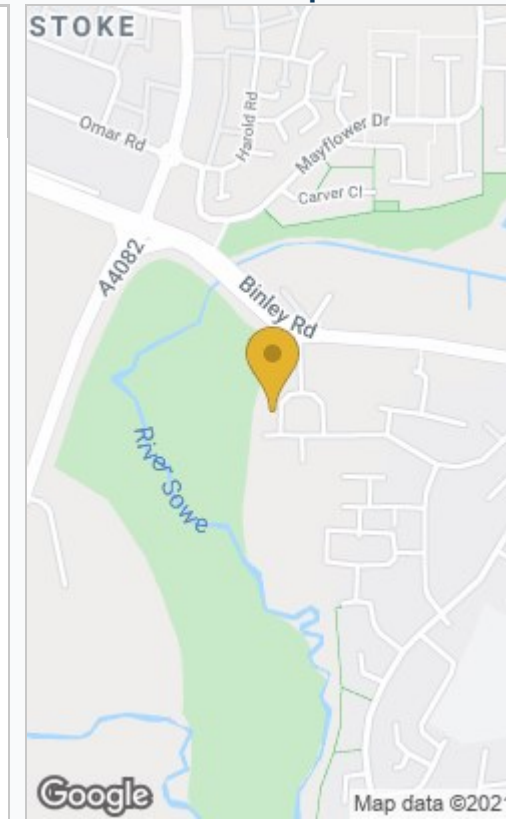





## Floor Plan



## 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>	47	61
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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