



Connells

Moat Avenue
Finham Coventry



Property Description

**** NO UPWARD CHAIN **** This double bayed semi-detached family home is situated in the popular residential area of Finham within the Finham Park school catchment. The accommodation briefly comprises of a ground floor wet room, lounge, fitted kitchen, three first floor bedrooms and a fitted bathroom. In addition there is a garage.

Approach

Front door.

Entrance Hall

Stairs rising to first floor, radiator.

Lounge/Dining Room

25' 5" into bay x 11' 1" (7.75m into bay x 3.38m)

Double glazed bay window to the front elevation, feature fireplace surround, double glazed sliding doors opening onto rear garden.

Fitted Kitchen

13' 4" x 7' 1" (4.06m x 2.16m)

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces over. Cooker point, space for domestic appliance and two double glazed windows to the rear elevation and door to the side elevation.

Shower Room

Tiled, comprising shower, wash hand basin and toilet.

First Floor Landing

Doors to:

Bedroom One

13' 8" x 10' 8" (4.17m x 3.25m)

Double glazed bay window to the front elevation and radiator.

Bedroom Two

6' 1" x 6' 1" (1.85m x 1.85m)

Double glazed window to the front elevation.

Bedroom Three

11' 6" x 11' 1" (3.51m x 3.38m)

Double glazed window to the rear elevation.

Fitted Bathroom

Comprising bath with shower over, wash hand basin, toilet, radiator and double glazed window to the rear elevation.

Outside

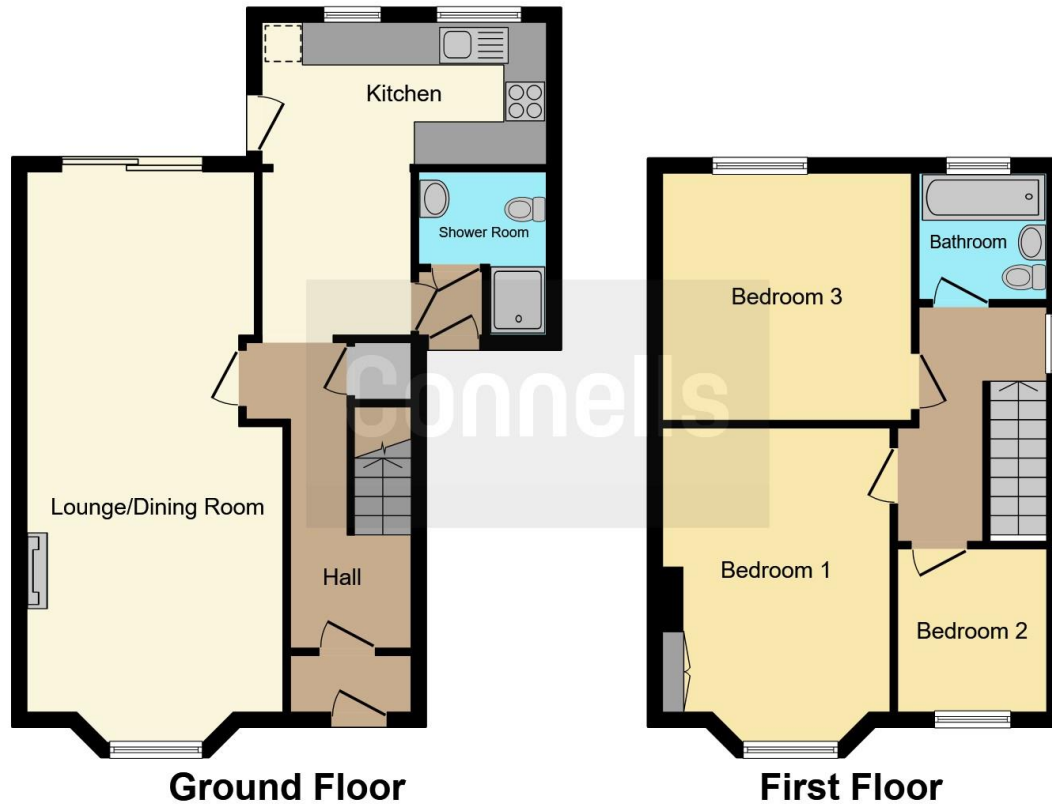
Front Of Property

Off road parking with access to front door.

Rear Garden

Larger than average garden with paved area beyond being laid to lawn.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/COV318667

Tenure: Freehold



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