



**Connells**

Minton Road  
COVENTRY



## Property Description

A three bedroom end terraced house with parking. ground floor comprises of entrance porch, spacious lounge leading to kitchen with stainless steel sink/ drainer, integrated electric oven with gas hob and extractor, double glazed window over looking rear garden. First floor comprises of two double bedrooms, one single bedroom, and family bathroom with towel rail. This property is a fantastic opportunity for a family to move straight into. Benefits of this property include good sized garden and popular local schools.

### Entrance Hallway

Front entrance door with doors leading to:

### Cloakroom

Double glazed window to the front aspect, low level wc and a wash hand basin.

### Lounge

15' 7" x 11' 9" ( 4.75m x 3.58m )

Double glazed window to rear, laminate flooring, fireplace, two radiators, stairs rising to the first floor and door to:

### Kitchen

14' 6" x 8' 2" ( 4.42m x 2.49m )

The kitchen comprises of a range of units with an electric oven and gas hob, work surfaces sink drainer unit, pantry cupboard, double glazed window to the rear aspect and door to rear garden.

### First Floor Landing

doors of to:

### Bedroom 1

13' 4" exc window x 8' 6" max ( 4.06m exc window x 2.59m max )

Double glazed window to the front aspect and a central heating radiator.

### Bedroom 2

10' 7" exc window x 8' 6" max ( 3.23m exc window x 2.59m max )

Double glazed window to the rear aspect and a central heating radiator.

### Bedroom 3

7' 3" exc window x 5' 1" max ( 2.21m exc window x 1.55m max )

Double glazed window to the front aspect and a central heating radiator.

### Bathroom

6' 5" x 8' 7" ( 1.96m x 2.62m )

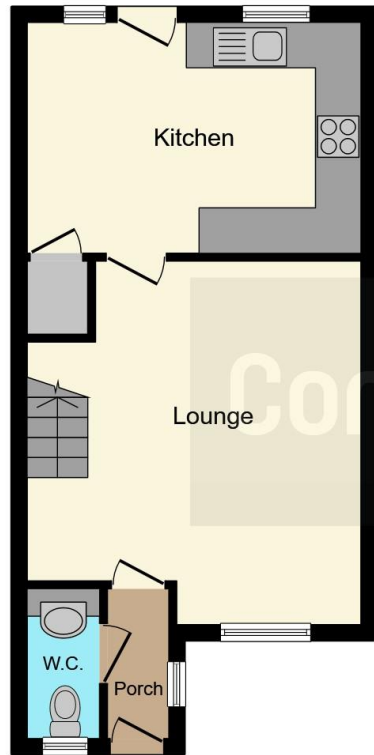
Being part tiled and comprises of a bath with shower over, low level wc, wash hand basin and double glazed window to the rear aspect.

## Outside

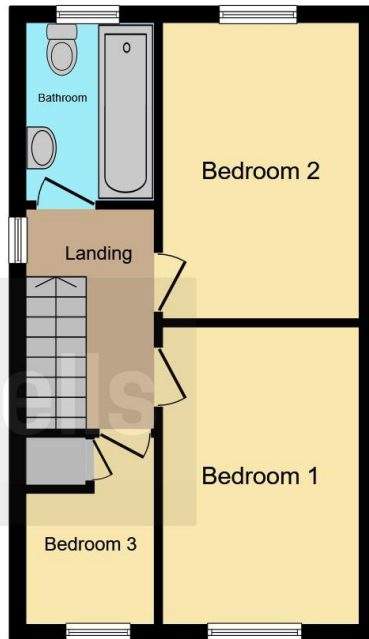
To the front of the property is a driveway providing off road parking.

To the rear of the property is a decked area beyond being laid to lawn.





**Ground Floor**



**First Floor**



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/COV319368](http://connells.co.uk/Property/COV319368)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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