



**Connells**

St. Catherines Close  
Coventry



### Property Description

This mid terrace property is situated in the residential area of Stoke Aldermoor, which is offered with no upward chain. The accommodation briefly comprises: entrance hall, lounge, fitted kitchen, two good size first floor bedrooms and a fitted shower room. Externally there is a rear garden.

### Porch

Double glazed front door.

### Lounge

14' 11" x 10' 3" ( 4.55m x 3.12m )  
Double glazed window to the front elevation, radiator, electric fire, laminate flooring.

### Inner Hall

Stairs to first floor, radiator.

### Fitted Kitchen

14' 10" x 10' 6" ( 4.52m x 3.20m )  
Wall and base mounted units incorporating an inset one & a half bowl single drainer stainless steel sink unit with work surfaces. Electric oven and electric hob with cookerhood over, plumbing for washing machine, space for domestic appliance, double glazed window to the rear elevation and door to rear garden.

### First Floor Landing

Doors to;

### Bedroom One

15' x 10' 2" ( 4.57m x 3.10m )  
Double glazed window to the front elevation, built-in wardrobe, radiator and exposed floorboards.

### Bedroom Two

10' 2" x 9' 8" plus door recess ( 3.10m x 2.95m plus door recess )  
Double glazed window to the rear elevation, built-in wardrobe and radiator.

### Fitted Shower Room

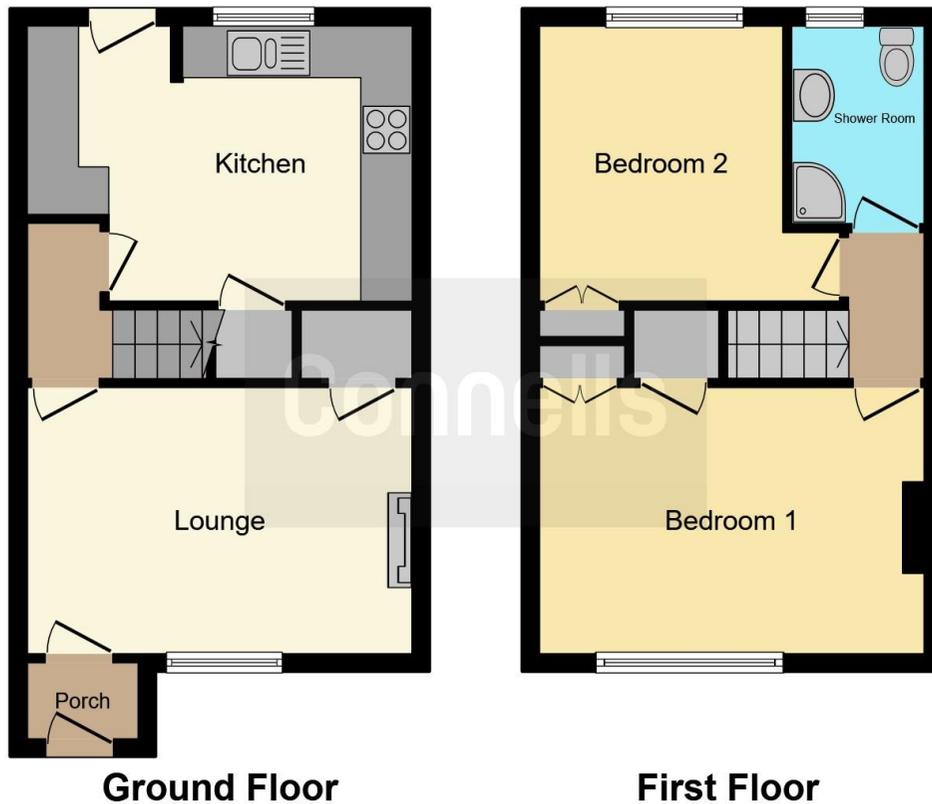
Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet, heated towel rail and double glazed window to the rear elevation.

### Outside

### Rear Garden

Patio area beyond being laid to lawn with borders.





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

**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
 COVENTRY CV1 2HN

**EPC Rating: D**

**view this property online [connells.co.uk/Property/COV319632](http://connells.co.uk/Property/COV319632)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Mar 1989. 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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