



Connells

Lythalls Lane
Holbrooks Coventry



Property Description

We're absolutely delighted to bring this spacious detached family home to the market. Located in the Holbrooks area, with excellent local amenities and just minutes away from retail parks for all the family's needs and handy access to major road networks A444 and M6. The accommodation briefly comprises: ground floor shower room, lounge, dining room, sitting room, fitted kitchen, three first floor bedrooms and a fitted bathroom. Externally there is off road parking for several vehicles and a rear garden.

Approach

Front door

Porch

Inner door to;

Entrance Hall

Doors to;

Lounge

14' 6" excluding window x 10' 11" max (4.42m excluding window x 3.33m max)
Double glazed bay window to the front elevation, radiator and gas fire.

Sitting Room

10' 11" x 11' 1" (3.33m x 3.38m)
Laminate flooring, radiator, gas fire and through to;

Dining Room

11' 6" x 10' 6" excluding window (3.51m x 3.20m excluding window)
Double glazed window to the rear elevation, radiator, laminate flooring and door to the rear elevation.

Fitted Kitchen

14' 2" x 5' 5" excluding window (4.32m x 1.65m excluding window)
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Electric oven and gas hob with cookerhood over, plumbing for washing machine, space for domestic appliance, tiled flooring, 2 double glazed windows to the side elevation.

Ground Floor Shower Room

5' 7" excluding window x 6' 3" max (1.70m excluding window x 1.91m max)
Comprising, shower, toilet, wash hand basin and double glazed window to the rear elevation.

First Floor Landing

Doors to;

Bedroom One

11' 1" excluding window x 11' 3" max (3.38m excluding window x 3.43m max)
Double glazed window to the front elevation and radiator.

Bedroom Two

13' 1" excluding window x 11' 4" max (3.99m excluding window x 3.45m max)
Double glazed window to the rear elevation and radiator.

Bedroom Three

7' 1" max x 9' 1" excluding window (2.16m max x 2.77m excluding window)
Double glazed window to the rear elevation and radiator.

Fitted Bathroom

5' 7" excluding window x 5' 6" max (1.70m excluding window x 1.68m max)

Tiled, comprising bath, wash hand basin, toilet, radiator, laminate flooring and double glazed window to the front elevation.

Loft

Fully boarded with lights.

Outside

Front Of Property

Off road parking for several vehicles.

Rear Garden

Low maintenance garden.

Agents Note

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'





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/COV319824

Tenure: Freehold



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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