



Connells

Station Street East
Foleshill Coventry



Property Description

This deceptively spacious double bayed mid terrace family home, situated within a convenient setting of Foleshill. Ideal for a young family or investment purchase - served with an abundance of local amenities and an internal inspection is highly recommended to appreciate the accommodation and presentation this family dwelling has to offer. In brief, accommodation comprising ground floor shower room with skylight, lounge, fitted kitchen, utility, four bedrooms and a separate w/c. Externally there is a rear garden and an outbuilding.

Approach

Front entrance door

Entrance Hall

Stairs rising to first floor and door to:

Lounge

28' 9" into bay x 10' 9" max (8.76m into bay x 3.28m max)
Double glazed bay window to the front elevation and a further double glazed window to the rear elevation. Radiator, laminate flooring and understairs cupboard.

Utility Room

12' 4" x 5' 10" (3.76m x 1.78m)
Stainless steel sink unit, plumbing for washing machine, door to utility and door to:

Utility

Inner Lobby

Door to shower room and through to kitchen.

Ground Floor Shower Room

Tiled, comprising of a shower cubicle, wash hand basin, low level wc and extractor fan.

Fitted Kitchen

11' 4" x 7' 11" (3.45m x 2.41m)
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, space for domestic appliance, double glazed window to the rear elevation and double glazed French door opening onto rear garden.

First Floor Landing

Doors to;

Bedroom One

13' 5" into bay x 9' max (4.09m into bay x 2.74m max)
Double glazed bay window to the front elevation, fitted wardrobe and radiator.

Bedroom Two

11' 3" max x 9' 6" (3.43m max x 2.90m)
Double glazed window to the rear elevation, radiator and laminate flooring.

Bedroom Three

11' 11" x 5' 10" (3.63m x 1.78m)
Double glazed window to the rear elevation, radiator and laminate flooring.

Separate Toilet

Comprising wash hand basin, toilet and heated towel rail.

Bedroom Four

12' 11" x 10' 5" max (3.94m x 3.17m max)
Double glazed skylight, laminate flooring and storage to eaves.

Outside

Rear Garden

Decked area with canopy.

Outbuilding

13' 10" x 10' (4.22m x 3.05m)
Currently used as an office with double glazed door and a double glazed window.





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.

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EPC Rating: E

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Tenure: Freehold



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Property Ref: COV319749 - 0007