



Connells

Morland Road
Holbrooks Coventry



Property Description

End of terrace property located in the highly sought after location of Holbrooks, close to local amenities and the city centre. In brief the accommodation briefly comprises: ground floor entrance hall, downstairs w/c, through lounge/diner with sliding doors leading to the garden, separate lounge area with bay window, fitted kitchen with access to the rear garden. Upstairs there are three first floor bedrooms and a fitted bathroom. Externally there are gardens to the front & rear and a garage.

Approach

Front door.

Entrance Hall

Stairs rising to first floor.

Ground Floor W/C

Comprising toilet and wash hand basin.

Separate Lounge

12' excluding window x 11' max (3.66m excluding window x 3.35m max)
Double glazed bay window to the front elevation.

Through Lounge/Diner

22' 3" excluding window x 9' 9" max (6.78m excluding window x 2.97m max)
Double glazed patio doors leading to the rear garden and radiator.

Fitted Kitchen

16' 8" excluding window x 7' 8" max (5.08m excluding window x 2.34m max)
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Electric double oven and gas hob with cookerhood over, plumbing for washing machine, space for domestic appliance, double glazed window to the rear elevation, double glazed door leading to the

rear garden and door to the rear garden.

First Floor Landing

Doors to;

Bedroom One

12' 6" excluding window x 10' 9" max (3.81m excluding window x 3.28m max)
Double glazed bay window to the front elevation and radiator.

Bedroom Two

10' 5" excluding window x 10' 10" max (3.17m excluding window x 3.30m max)
Double glazed window to the rear elevation, wardrobe, radiator and laminate flooring.

Bedroom Three

7' 6" excluding window x 5' 4" max (2.29m excluding window x 1.63m max)
Double glazed window to the front elevation, radiator and laminate flooring.

Fitted Bathroom

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

Outside

Front Of Property

Paved foregarden with access to front door.

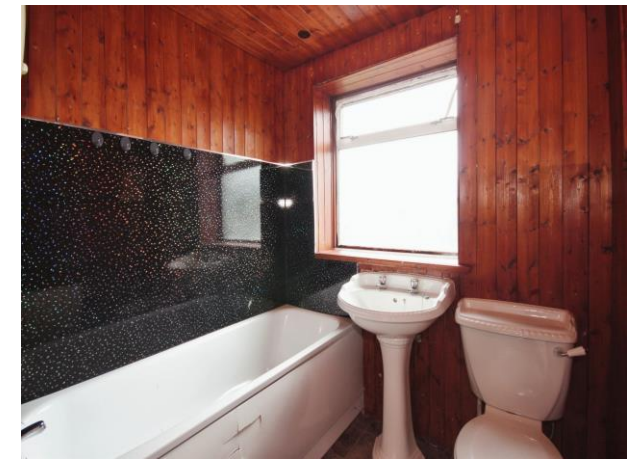
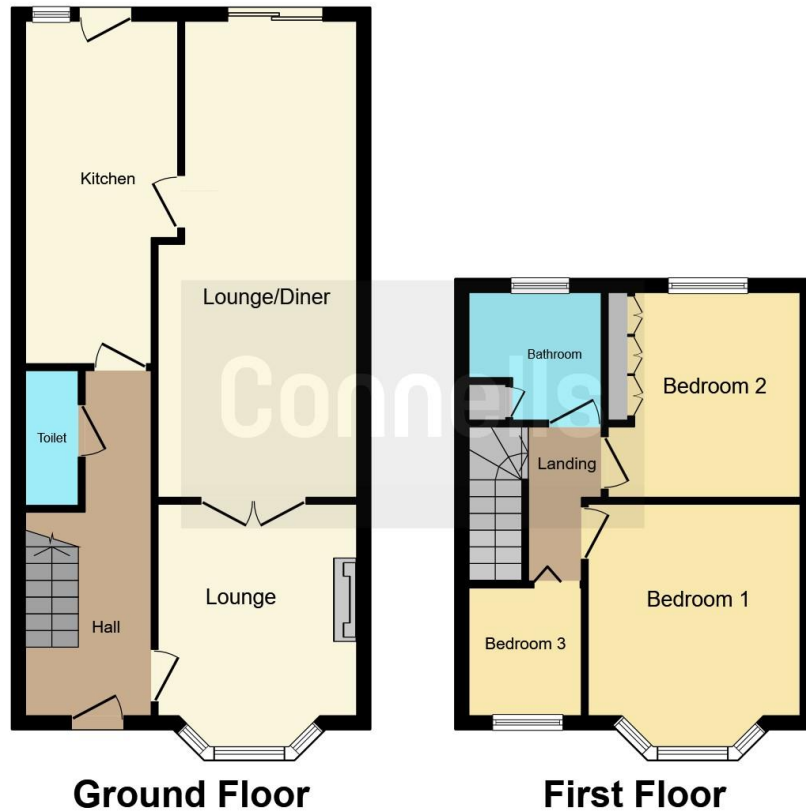
Rear Garden

Patio area beyond being laid to lawn.

Garage

21' 2" max x 12' 5" max (6.45m max x 3.78m max)





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: D

view this property online connells.co.uk/Property/COV320051

Tenure: Freehold



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