



Connells

Lower Road
Barnacle Coventry

Lower Road Barnacle Coventry CV7 9LD

for sale offers over
£325,000



Property Description

****NO UPWARD CHAIN**** This detached bungalow situated in a village location benefits from off road parking to the front, garage and a generous garden to the rear. The accommodation briefly comprises: ground floor lounge, fitted kitchen, conservatory, two good sized bedrooms and a fitted bathroom. On the first floor there is a loft area and storage area.

Approach

Double glazed side door to:

Porch

Single glazed internal door to:

Entrance Hall

Storage heater and doors to;

Lounge

12' 8" x 12' 7" (3.86m x 3.84m)

Single glazed internal window to conservatory, storage heater, electric fire and door to conservatory.

Conservatory

13' 5" x 6' 7" (4.09m x 2.01m)

Timber construction with French doors to the rear elevation.

Kitchen

11' 6" x 7' 5" plus door recess (3.51m x 2.26m plus door recess)

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Electric cooker point, plumbing for washing machine, space for domestic appliance, double glazed window to the rear elevation and door to the side elevation.

Bedroom One

12' 6" plus door recess x 11' 3" (3.81m plus door recess x 3.43m)
2 double glazed windows to the front elevation.

Bedroom Two

12' 6" x 9' 4" (3.81m x 2.84m)
2 double glazed windows to the front elevation.

Bathroom

Tiled, comprising bath, shower cubicle, wash hand basin, toilet and double glazed window to the side elevation.

Loft Area

12' 5" x 11' 6" (3.78m x 3.51m)
Single glazed window to the side elevation and 2 storage cupboards.

Storage Area

Outside

Front Of Property

Large lawn area with access to driveway providing off road parking.

Rear Garden

Patio area beyond being laid to lawn with borders and greenhouse.

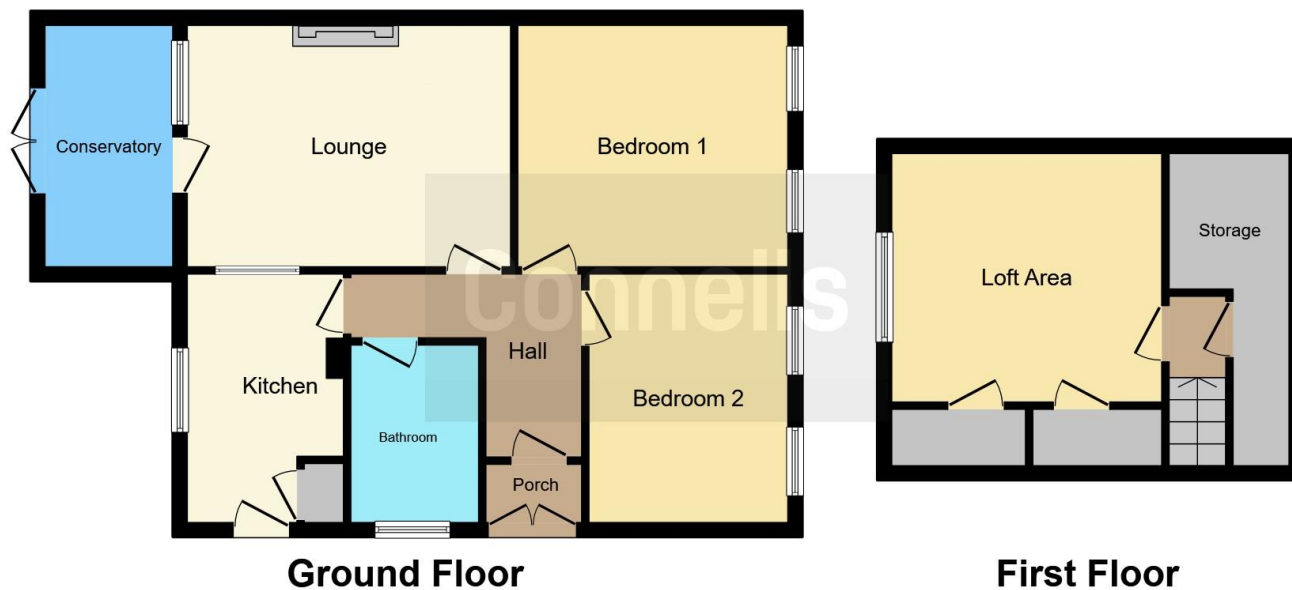
Garage

Up & over door.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.





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

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: E

view this property online [connells.co.uk/Property/COV320072](https://www.connells.co.uk/Property/COV320072)

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV320072 - 0015