



**Connells**

The Cable Yard  
Coventry



## Property Description

An excellent opportunity to purchase a modern townhouse style property located within the highly sought after Electric Wharf development in Coventry Canal Basin. The accommodation briefly comprises: through lounge/kitchen, four bedrooms, bed one with en-suite and family bathroom. Externally there is a parking space.

## Approach

Double glazed door

## Entrance Hall

Carpeted with radiator leading to ground floor two double bedrooms.

## Bedroom One

10' 1" excluding door x 10' 1" ( 3.07m excluding door x 3.07m )

Double glazed patio doors opening onto balcony over looking canal. Radiator and carpet.

## Bedroom Two

11' 8" Excluding window x 8' 8" max ( 3.56m Excluding window x 2.64m max )

Double room with full length window facing the front of the property, carpeted with radiator

## En-Suite

8' 3" x 2' 11" ( 2.51m x 0.89m )

Tiled, comprising shower cubicle, wash hand basin, toilet.

## First Floor Landing

Stairs rising to second floor.

## Bedroom Three

11' 6" excluding window x 8' 10" max ( 3.51m excluding window x 2.69m max )

Double glazed window to the front elevation, fitted wardrobe, carpet and radiator.

## Bedroom Four

10' 6" max x 9' 2" excluding window ( 3.20m max x 2.79m excluding window )

Double glazed window to the front elevation overlooking canal, fitted wardrobe, carpet and radiator.

## Bathroom

6' 11" max x 4' 10" excluding window ( 2.11m max x 1.47m excluding window )

Tiled, comprising bath with shower over, wash hand basin, toilet, heated towel rail, laminate flooring and double glazed window to the front elevation.

## Mezzanine

13' 3" max x 9' 7" max ( 4.04m max x 2.92m max )

Carpet, and overlooking lounge/kitchen.

## Second Floor

### Lounge/ Kitchen

28' 1" including door x 13' 3" max ( 8.56m including door x 4.04m max )

Lounge area comprises of wood flooring and double glazed patio doors opening onto balcony overlooking canal.

Kitchen area comprises wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Electric oven and electric hob with cookerhood over, space for domestic appliance.

### Outside

Parking space.





To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/COV319501](https://connells.co.uk/Property/COV319501)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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