



Connells
FOR SALE

Connells

Barn Close
Allesley Park Coventry



Property Description

****NO UPWARD CHAIN**** This semi-detached bungalow is situated on a generous plot with mature gardens to three sides, along with single garage and rear parking. The accommodation briefly comprises: lounge area, dining area, fitted kitchen, two good sized bedrooms and a fitted shower room.

Approach

Double glazed front door.

Porch

Single glazed internal door to;

Entrance Hall

Radiator, loft hatch.

Lounge Area

16' 1" x 10' 3" max (4.90m x 3.12m max)
Fireplace surround with gas fire, radiator and archway to;

Dining Area

18' 2" x 8' 6" (5.54m x 2.59m)
Double glazed windows to the rear elevation, radiator and double glazed doors to the side elevation.

Fitted Kitchen

8' 1" x 8' (2.46m x 2.44m)
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Electric cooker point, plumbing for washing machine, space for domestic appliance,

Bedroom One

13' 2" max x 11' 4" (4.01m max x 3.45m)

Double glazed window to the side elevation, radiator and airing cupboard.

Bedroom Two

10' 4" x 9' 5" (3.15m x 2.87m)
Double glazed window to the front elevation and radiator.

Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet, heated towel rail and double glazed window to the side elevation.

Outside

Front Of Property

Lawned to the front & side with borders and pathway to front door.

Rear Garden

Patio beyond being laid to lawn with borders and garden shed.

Garage

17' 4" x 8' 7" (5.28m x 2.62m)

Up & over door, power, single glazed window and door to the side.

Agents Note

'Under the terms of The Estate Agency Act 1979 (section 21), please note that the vendor of this property is related to an employee of Coventry Connells Residential'.

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/COV320181

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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