



Connells
FOR SALE

Connells

Exminster Road
Styvechale Coventry



Property Description

This link-detached family home is situated in the residential area of Styvechale, within easy access of the City Centre and within commuting distance of Leamington Spa, Kenilworth and the motorway network via the A45 and A46. The accommodation briefly comprises: ground floor w/c, lounge, dining room, fitted kitchen and utility area. Upstairs there are four bedrooms and a family bathroom. Externally there is off road parking, garage and rear garden.

Approach

Front door.

Dining Room

17' x 16' 5" max (5.18m x 5.00m max)
Double glazed window to the front elevation and two radiators. Double doors to lounge and through to kitchen.

Lounge

22' 2" x 12' 8" (6.76m x 3.86m)
Double window to the rear elevation, 3 radiators, television point, fireplace surround with gas fire and double glazed patio doors leading to the rear garden.

Fitted Kitchen

13' 10" x 7' 9" (4.22m x 2.36m)
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces over. Electric oven and gas hob, space for domestic appliance, gas boiler, double glazed window to the side elevation. Door to;

Utility Area

9' 4" max x 5' 8" (2.84m max x 1.73m)
Plumbing for washing machine, tiled flooring and door to;

Guest W/c

Tiled, comprising toilet and wash hand basin.

First Floor Landing

Storage cupboard and doors to;

Bedroom One

12' x 10' 8" (3.66m x 3.25m)
Two double glazed windows to the front elevation, wardrobe and 2 radiators.

Bedroom Two

12' 10" x 10' 8" (3.91m x 3.25m)
Double glazed window to the front elevation, fitted wardrobe and radiator

Bedroom Three

9' x 8' 2" max (2.74m x 2.49m max)
Double glazed window to the rear elevation and radiator.

Bedroom Four

9' 7" x 7' (2.92m x 2.13m)
Double glazed window to the rear elevation and radiator.

Fitted Bathroom

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

Outside

Front Of Property

Driveway providing off road parking for three vehicles.

Rear Garden

Patio area beyond being laid to lawn.

Garage

15' 1" x 8' 5" (4.60m x 2.57m)





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: C

view this property online connells.co.uk/Property/COV320329

Tenure: Freehold



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