



Connells

Hazel Road
Bell Green Coventry



Property Description

This upper floor maisonette is situated a quiet cul de sac location in the residential area of Bell Green within walking distance to local amenities and bus stops and motorway networks. The accommodation briefly comprises: lounge, fitted kitchen, two bedrooms and fitted bathroom. Externally there is garage and rear garden...

Approach

Double glazed entrance door.

Entrance Hall

Storage cupboard, radiator, laminate flooring.

Lounge

17' 6" x 10' 10" (5.33m x 3.30m)

Large double glazed window to the front elevation, two radiators and fireplace surround with electric fire..

Fitted Kitchen

8' 6" x 8' 2" (2.59m x 2.49m)

Wall and base units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Cooker point, plumbing for washing machine, space for domestic appliance, radiator, double glazed window to the front elevation.

Bedroom One

12' x 10' 10" (3.66m x 3.30m)

Double glazed window to the rear elevation, wardrobe and radiator.

Bedroom Two

8' 7" x 8' 4" (2.62m x 2.54m)

Double glazed window to the rear elevation and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, cushioned flooring and double glazed window to the side elevation.

Outside

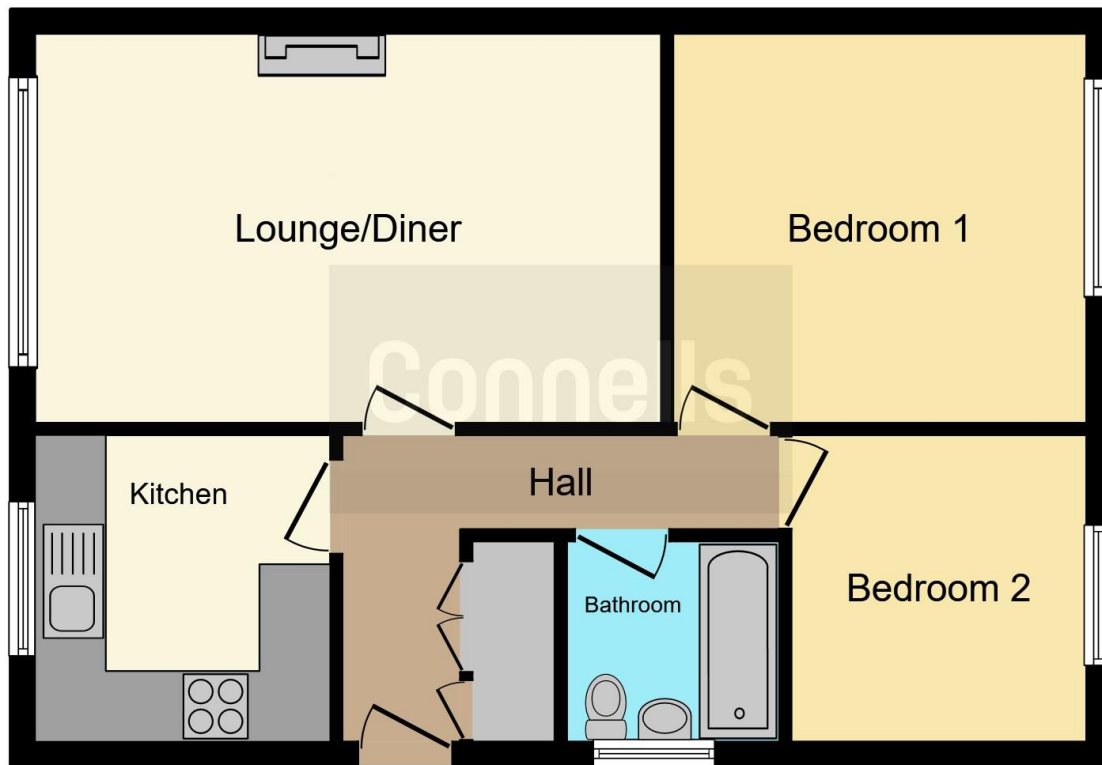
Rear garden being laid to lawn with a brick built shed.

Garage

Agents Note

The vendor has confirmed that she is going to extend the lease to 132 years before completion of sale.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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/COV319742

This is a Leasehold property with details as follows; Term of Lease 99 years from 02 Aug 1967. Should you require 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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