



**Connells**

Tallants Road  
Courthouse Green Coventry





## Property Description

This mid terrace family home is set in a popular residential area to the East side of the city and would be an ideal investment opportunity. The accommodation briefly comprises ground floor: through lounge/diner and a fitted kitchen. Upstairs there are three bedrooms and a fitted bathroom. Externally there are front & rear gardens with an outside w/c.

### Approach

Double glazed front door.

### Entrance Hall

Stairs rising to first floor, storage cupboard, radiator, laminate flooring.

### Through Lounge/diner

23' 1" x 11' 6" max (7.04m x 3.51m max)  
Double glazed window to the front elevation, two radiators, television point, laminate flooring, fireplace surround with gas fire and double glazed patio doors to conservatory.

### Conservatory

9' 2" x 6' 10" (2.79m x 2.08m)  
Double glazed window to the rear elevation, radiator, laminate flooring and door opening onto rear garden.

### Fitted Kitchen

Wall and base mounted 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, double glazed window to the side & rear elevations.

### First Floor Landing

Doors to;

#### Bedroom One

12' 5" into bay x 10' 8" (3.78m into bay x 3.25m)  
Double glazed bay window to the front elevation and radiator.

#### Bedroom Two

10' 7" x 10' 7" (3.23m x 3.23m)  
Double glazed window to the rear elevation and radiator.

#### Bedroom Three

7' 6" into recess x 6' 1" max (2.29m into recess x 1.85m max)  
Double glazed window to the front 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

Paved with access to front door.

### Rear Garden

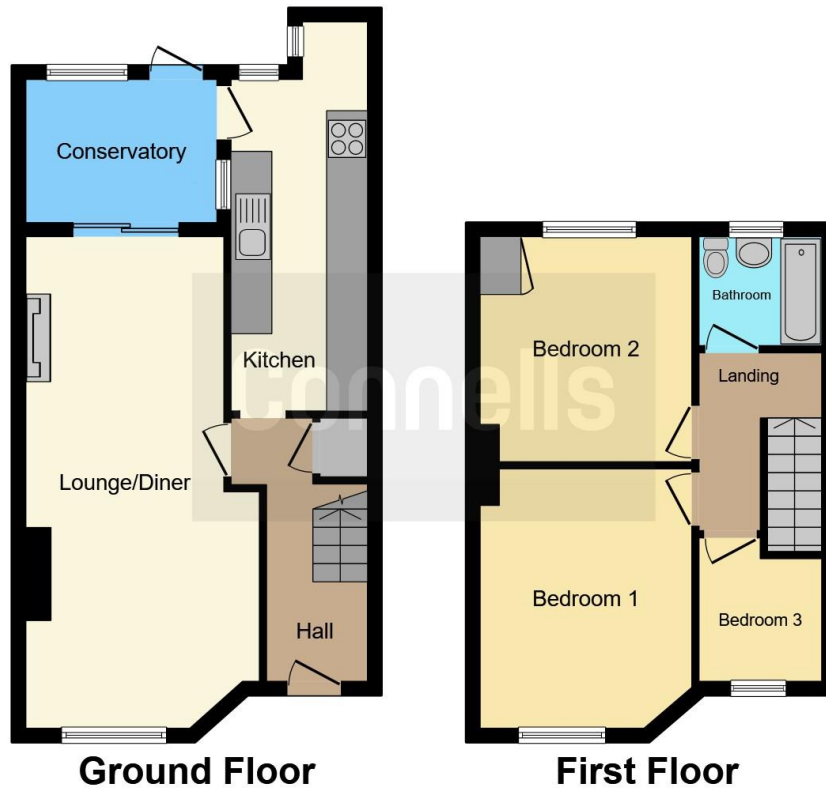
Patio with garden shed and an outside w/c.

### Outbuilding

19' 9" x 9' 1" (6.02m x 2.77m)

With power.





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](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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