



**Connells**

Ellys Road  
Radford Coventry





### Property Description

**\*\* INVESTORS ONLY\*\*** This double bayed mid terrace property is situated in the popular residential area of Radford being close to Jubilee Crescent and within walking distance of Coventry City Centre. The property briefly comprises: ground floor shower room, lounge with bay window, open plan fitted kitchen/diner. reception room/bedroom with access to the spacious rear garden. On the first floor there are three bedrooms and fitted shower room. Externally there is a small foregarden and low maintenance rear garden.

### Approach

Front door.

### Entrance Hall

Radiator, laminate flooring.

### Lounge

14' 6" into bay x 12' 8" ( 4.42m into bay x 3.86m )

Double glazed bay window to the front elevation, radiator, television point and laminate flooring.

### Reception Room/ Bedroom

10' excluding window x 9' 11" ( 3.05m excluding window x 3.02m )

Double glazed window to the rear elevation and radiator.

### Ground Floor Shower Room

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet.

### Fitted Kitchen

15' 6" excluding window x 8' 1" ( 4.72m excluding window x 2.46m )

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Electric oven and electric hob with cookerhood over, plumbing for washing machine, space

for domestic appliance, radiator, double glazed window to the rear & side elevations.

### First Floor Landing

Doors to:

#### Bedroom One

10' 9" into bay x 14' 3" max ( 3.28m into bay x 4.34m max )

Double glazed bay window & a further double glazed window to the front elevation, laminate flooring and radiator.

#### Bedroom Two

10' 9" excluding window x 9' 8" ( 3.28m excluding window x 2.95m )

Double glazed window to the rear elevation, laminate flooring and radiator.

#### Bedroom Three

10' 9" max x 8' 3" excluding window ( 3.28m max x 2.51m excluding window )

Double glazed window to the side elevation, laminate flooring and radiator.

### Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet, tiled flooring.

### Outside

#### Front Of Property

Paved foregarden with access to front door.

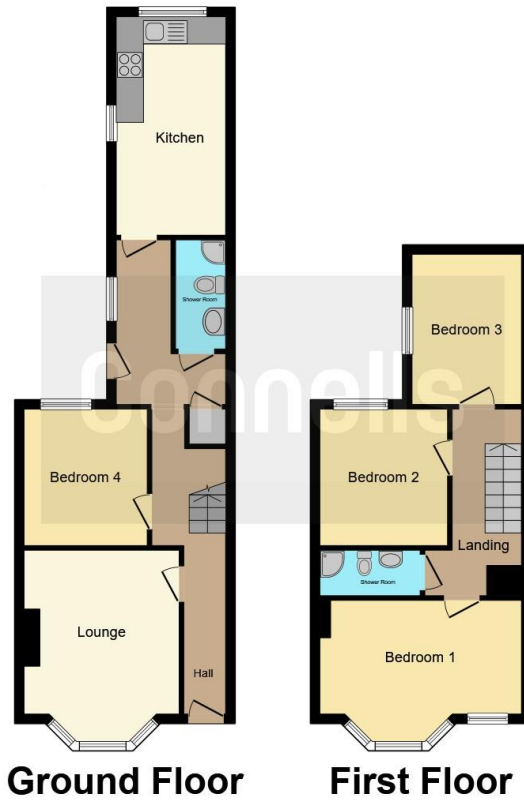
#### Rear Garden

Paved low maintenance garden with

outside shed.







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**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
 COVENTRY CV1 2HN

**EPC Rating: D**

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Tenure: Freehold



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