



Connells

Hurst Road
Longford Coventry



Property Description

This first floor maisonette is situated within the popular area of Longford, being close to local amenities, Longford Park and the A444 and M6 motorway links. In brief the property briefly comprises; entrance hall, spacious living room, fitted kitchen, two bedrooms and a fitted bathroom. Additionally the property also has the added benefit of its own private garden to the rear.

Approach

Side entrance door.

Entrance Hall

Stairs rising to first floor landing.

First Floor Landing

Double glazed window to the side elevation, storage cupboard and doors to:

Lounge

14' 4" x 11' max (4.37m x 3.35m max)
Double glazed window to the front elevation, radiator, television point and feature fireplace surround with coal effect fire.

Fitted Kitchen

10' 5" x 6' (3.17m x 1.83m)
Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Cooker point, plumbing for washing machine, space for domestic appliance, radiator, double glazed window to the rear elevation

Bedroom One

12' 10" x 10' 1" (3.91m x 3.07m)
Double glazed window to the rear elevation and radiator.

Bedroom Two

Double glazed window to the front elevation and radiator.

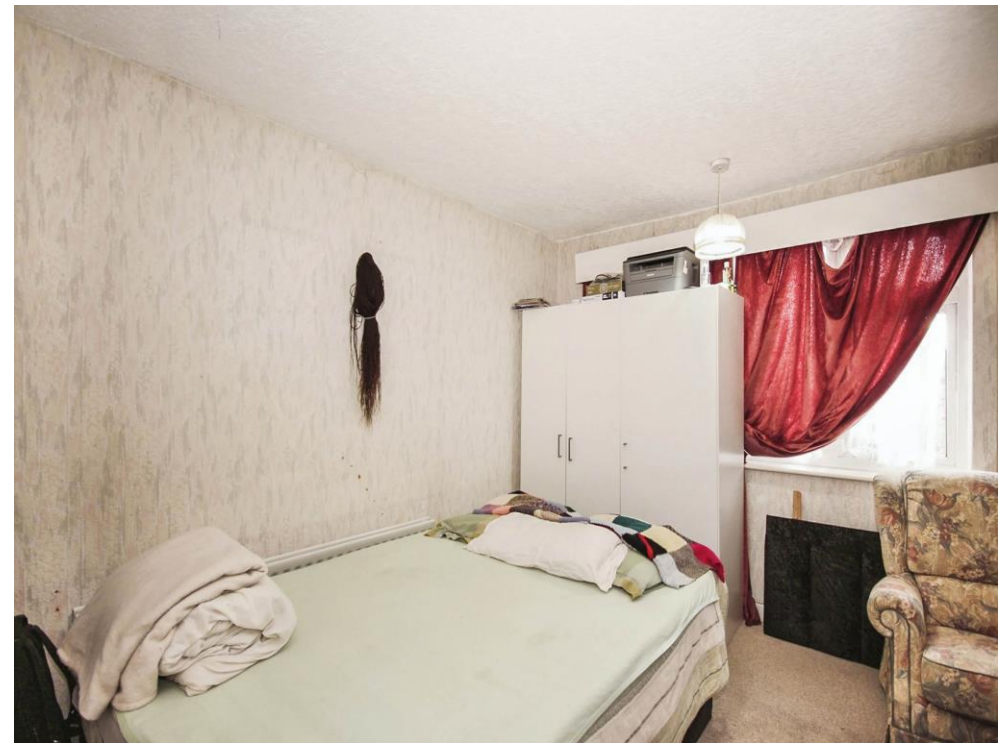
Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator and double glazed window to the side elevation.

Outside

Rear Garden

Half of rear garden belongs to the property.





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

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EPC Rating: D

view this property online connells.co.uk/Property/COV320566

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1961. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Awaiting Photograph

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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