



Connells

Frisby Road
Tile Hill Coventry



Property Description

This well presented first floor maisonette is situated in the residential area of Tile Hill, being close to local amenities and is offered with no upward chain. The accommodation briefly comprises: lounge, fitted kitchen, utility, one bedroom and a fitted shower room.

Approach

Stairs rising to external first floor landing and access to personal door to;

Store

5' 11" x 3' 11" (1.80m x 1.19m)
Plumbing for washing machine.

Entrance Hall

Double glazed window to the front elevation and radiator.

Lounge

12' 5" x 10' 10" (3.78m x 3.30m)
Double glazed window, feature fireplace surround with gas fire and radiator.

Fitted Kitchen

12' 5" x 9' 7" (3.78m x 2.92m)
Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Electric oven and gas hob with cookerhood over, integral fridge, radiator, cupboard housing boiler, double glazed window.

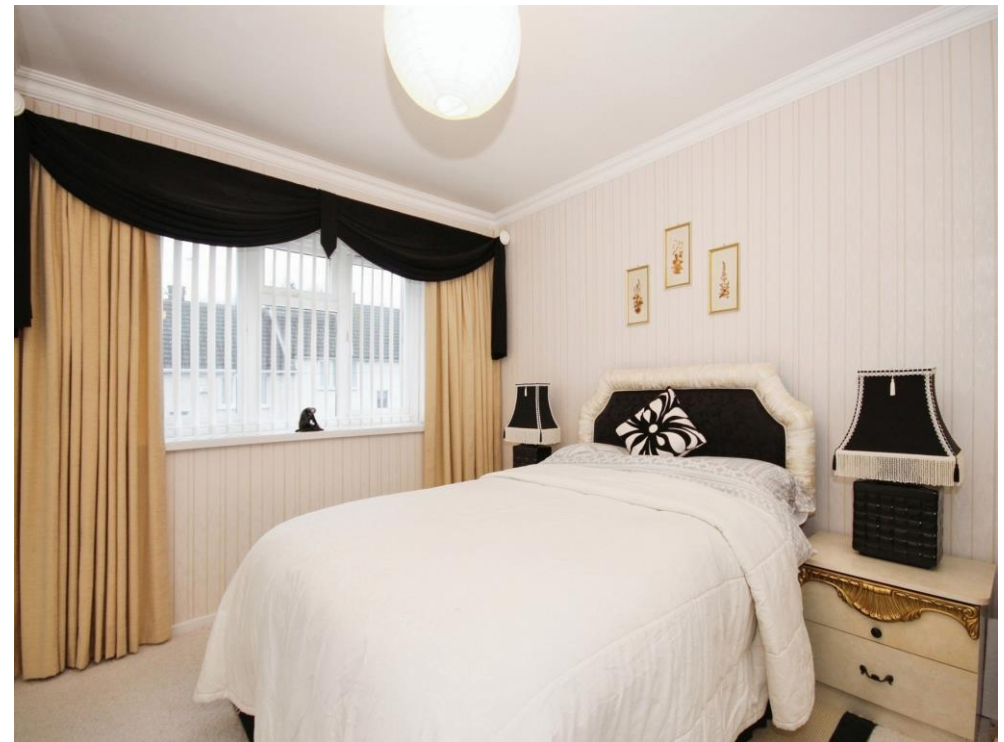
Bedroom

12' 5" x 11' 4" (3.78m x 3.45m)
Double glazed window, fitted wardrobes and radiator.

Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin, toilet, heated towel rail and double glazed window.

Outside





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

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EPC Rating: C

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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Property Ref: COV319335 - 0003