



Connells

Howcotte Green
Canley Coventry



Property Description

A semi detached property situated in the residential area of Canley with garage & rear garden and must be viewed to appreciate the accommodation on offer. The accommodation briefly comprises: ground floor w/c, lounge and a fitted kitchen/diner. Upstairs there are three bedrooms and a fitted bathroom.

Porch

Double glazed front door.

Entrance Hall

Stairs rising to first floor.

Lounge

13' 8" x 11' 11" max (4.17m x 3.63m max)
Double glazed window to the front elevation, radiator, television point, wall mounted electric fire and laminate flooring.

Fitted Kitchen/ Diner

21' x 8' 6" (6.40m x 2.59m)
wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Electric double oven and gas hob with cookerhood over, plumbing for washing machine, space for domestic appliance, tiled flooring, double glazed window to the rear elevation and door to:

Inner Hall

Door to w/c and further door to the side elevation.

Ground Floor W/C

Comprising toilet.

First Floor Landing

Double glazed window to the side elevation, oak flooring and doors to;

Bedroom One

12' 1" x 12' 1" plus recess (3.68m x 3.68m plus recess)
Double glazed window to the front elevation, fitted wardrobe, laminate flooring and radiator.

Bedroom Two

13' 5" x 8' 6" (4.09m x 2.59m)
Double glazed window to the rear elevation, laminate flooring and radiator.

Bedroom Three

9' 1" x 8' 5" max (2.77m x 2.57m max)
Double glazed window to the front elevation and radiator.

Fitted Bathroom

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



Outside

Front Of Property

Steps upto the front door.

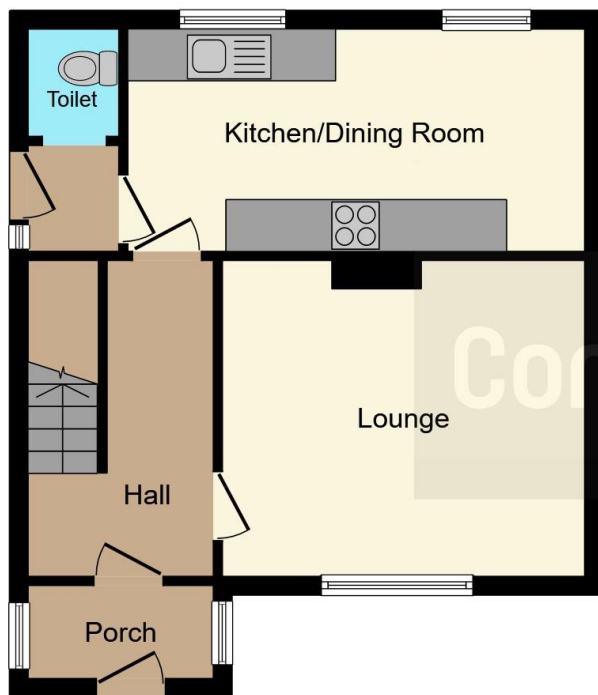
Rear Garden

Patio area beyond being laid to lawn with feature fish pond and garden shed.

Garage

26' 11" x 8' 11" (8.20m x 2.72m)





Ground Floor



First Floor

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: D

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Tenure: Freehold



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