



**Connells**

Walsall Street  
Canley Coventry



## Property Description

This mid terrace property is situated in the residential area of Canley being close to Cannon Park and local amenities. Internal inspection is highly recommended to appreciate the accommodation on offer. Briefly comprises: ground floor: fitted kitchen and a bedroom with en-suite. Upstairs there are three first floor bedrooms all with en-suites. Externally there is a rear garden and a driveway providing off road parking.

### Approach

Front door.

### Entrance Hall

Tiled flooring and radiator.

### Bedroom Four

12' 3" x 9' 9" ( 3.73m x 2.97m )

Double glazed window to the front elevation and radiator.

### En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator and extractor fan.

### Fitted Kitchen

11' 11" x 11' 8" ( 3.63m x 3.56m )

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point, plumbing for washing machine, space for domestic appliances, radiator, double glazed window to the rear elevation and door leading to the rear garden.

### First Floor Landing

Doors to:

#### Bedroom One

12' 2" x 8' 3" ( 3.71m x 2.51m )

Double glazed window to the rear elevation, wardrobe and radiator.

#### En-Suite

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

#### Bedroom Two

13' 6" x 11' 5" max ( 4.11m x 3.48m max )

Double glazed window to the front elevation, wardrobe and radiator.

#### En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator and extractor fan.

### **Bedroom Three**

10' 1" max x 9' max ( 3.07m max x 2.74m max )

Double glazed window to the front elevation and radiator.

### **En-Suite**

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator and extractor fan.

### **Outside**

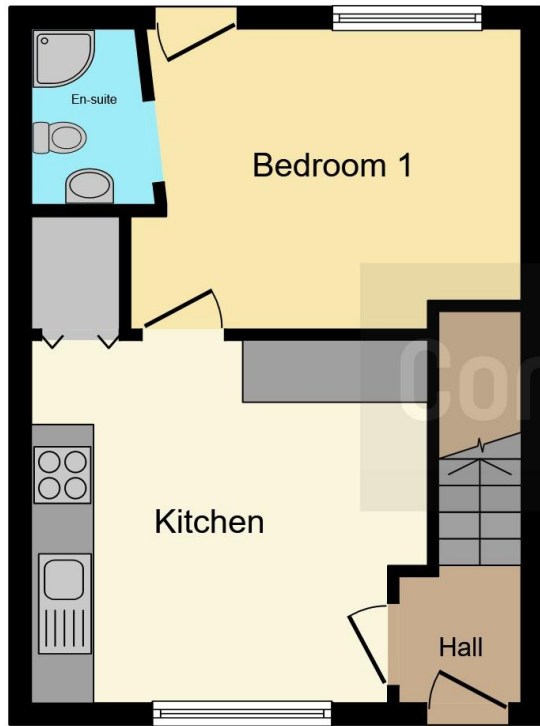
#### **Front Of Property**

Driveway providing off road parking for 2 vehicles.

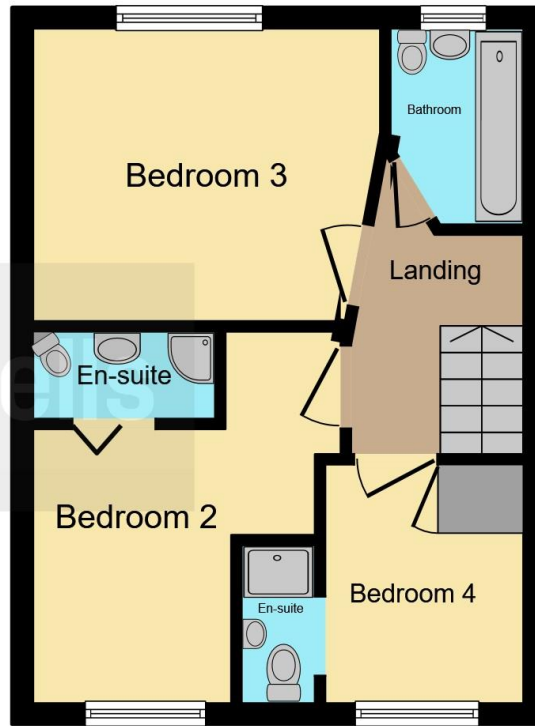
#### **Rear Garden**

Patio with 2 garden sheds.





**Ground Floor**



**First Floor**

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**EPC Rating: D**

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Tenure: Freehold



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