



Connells

Talland Avenue
Courthouse Green Coventry



Property Description

This beautifully presented detached family home is located in a desirable residential area in Coventry, conveniently situated to a range of local amenities and transport links and must be viewed internally to fully appreciate the accommodation on offer. The property briefly comprises: ground floor guest w/c, lounge, dining room, fitted kitchen with integral appliances and a utility room. Upstairs there are four bedrooms, bedroom one with en-suite and a fitted shower room. Externally there is a rear garden and a driveway providing off road parking.

Porch

Front door, window to the side elevation and internal door to;

Entrance Hall

Stairs rising to first floor, radiator, laminate flooring.

Lounge

16' 10" into bay x 13' 1" (5.13m into bay x 3.99m)
Double glazed bay window to the front elevation, radiator, television point, laminate flooring. feature gas fire and double doors to;

Dining Room

9' 7" x 8' 11" (2.92m x 2.72m)
Double glazed French doors leading to the rear garden, laminate flooring, radiator and door to:

Fitted Kitchen

9' 6" x 9' 5" (2.90m x 2.87m)
Range of wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Electric oven and gas hob with cookerhood over, integral microwave, integral dishwasher, double glazed window to the rear elevation and door to:

Utility Room

6' 2" x 5' 7" (1.88m x 1.70m)
Comprising wall mounted units, work tops, plumbing for washing machine, radiator, double glazed door to the rear garden and further door to:

Guest W/C

Tiled, comprising toilet, wash hand basin set into vanity unit and double glazed window to the side elevation.

First Floor Landing

Access to boarded loft space and doors to;

Bedroom One

11' 1" x 9' 8" (3.38m x 2.95m)
Double glazed window to the front elevation and radiator.

En-Suite

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet, heated towel rail and double glazed window to the side elevation

Bedroom Two

9' 3" x 9' 1" (2.82m x 2.77m)
Double glazed window to the front elevation and radiator.

Bedroom Three

8' 7" x 7' 8" (2.62m x 2.34m)
Double glazed window to the rear elevation, fitted wardrobe and radiator.

Bedroom Four

9' 4" x 7' 3" (2.84m x 2.21m)
Double glazed window to the rear elevation and radiator.

Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet, heated towel rail and double glazed window to the rear elevation.

Outside

Front Of Property

Driveway providing off road parking for several vehicles.

Rear Garden

Patio area with pathway leading to raised borders at the bottom of the garden and with AstroTurf either side of the path.





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

To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: E

view this property online connells.co.uk/Property/COV320648

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV320648 - 0004