



Connells

Manfield Avenue
Walsgrave Coventry



Property Description

A mid terrace property located in a popular residential area of Walsgrave, close to local amenities & access to the M6 and M69, and within close proximity to the University Hospital. The accommodation briefly comprises: ground floor lounge and a fitted kitchen. Upstairs there are three bedrooms and a fitted bathroom. Outside there is a driveway providing off road parking, integral garage and a rear garden.

Approach

Front door.

Fitted Kitchen

11' 3" x 9' (3.43m x 2.74m)
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 front elevation and personal door to garage.

Lounge/Diner

17' 5" x 10' 6" (5.31m x 3.20m)
Double glazed window to the rear & side elevations, radiator and double glazed door opening to the rear garden.

First Floor Landing

Loft hatch and doors to:

Bedroom One

14' 6" x 8' 11" (4.42m x 2.72m)
Double glazed window to the rear elevation, laminate flooring and radiator.

Bedroom Two

7' 10" x 6' 10" (2.39m x 2.08m)
Double glazed window to the front elevation, laminate flooring and radiator.

Bedroom Three

11' 10" x 7' 10" (3.61m x 2.39m)
Double glazed window to the rear elevation and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, radiator and double glazed window to the front elevation

Outside

Front Of Property

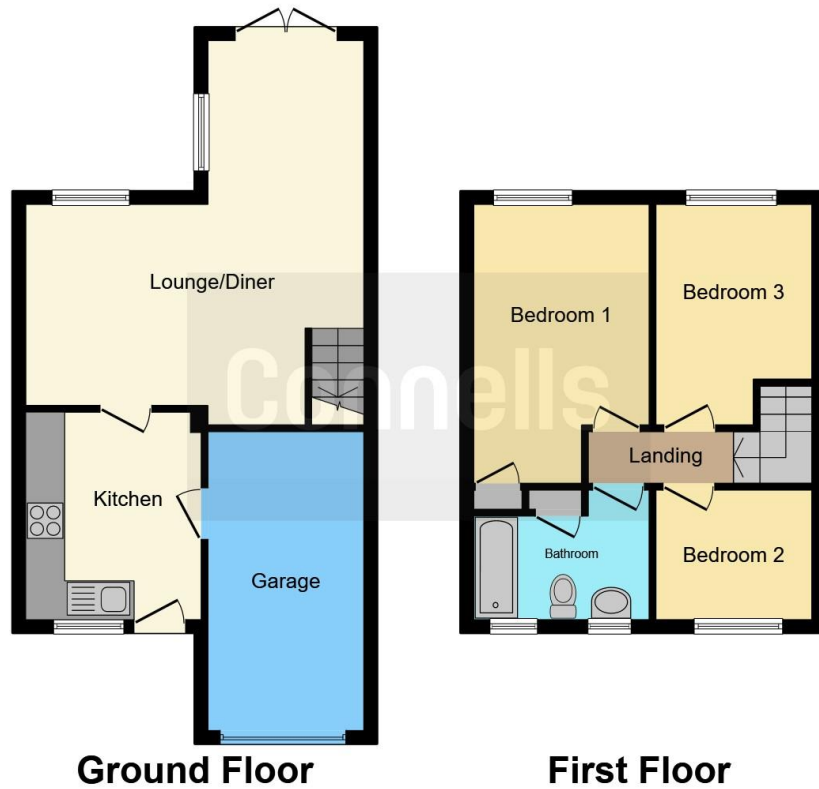
Brick paviour block driveway providing off road parking.

Rear Garden

Paved.

Integral Garage





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: D

view this property online connells.co.uk/Property/COV310025

Awaiting Photograph

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: COV310025 - 0003