



Connells

Kele Road
Canley Coventry



Property Description

This well presented semi detached property is situated in the residential area of Canley, with driveway providing off road parking and a garage. The accommodation briefly comprises: ground floor lounge, fitted kitchen/diner and a conservatory. Upstairs there are three bedrooms and a fitted shower room.

Approach

Front door.

Entrance Hall

Stairs rising to first floor, radiator, laminate flooring.

Lounge

13' 9" x 12' 1" (4.19m x 3.68m)
Double glazed window to the front elevation, radiator, television point and fireplace surround with electric fire.

Fitted Kitchen/ Diner

20' x 8' 5" (6.10m x 2.57m)
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, plumbing for washing machine, space for domestic appliance, tiled flooring, double glazed window to the rear elevation and double glazed patio doors to conservatory.

Conservatory

8' x 8' (2.44m x 2.44m)
Double glazed windows to the rear & side elevations and double glazed door to the side elevation.

First Floor Landing

Doors to:

Bedroom One

12' 2" x 12' 2" plus recess (3.71m x 3.71m plus recess)
Double glazed window to the front elevation, fitted wardrobes and radiator.

Bedroom Two

13' 6" x 8' 8" (4.11m x 2.64m)
Double glazed window to the rear elevation and radiator.

Bedroom Three

9' 2" x 8' 7" (2.79m x 2.62m)
Double glazed window to the front elevation and radiator.

Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet, extractor fan, radiator and double glazed window to the rear elevation.

Outside

Front Of Property

Lawned area with access to driveway providing off road parking.

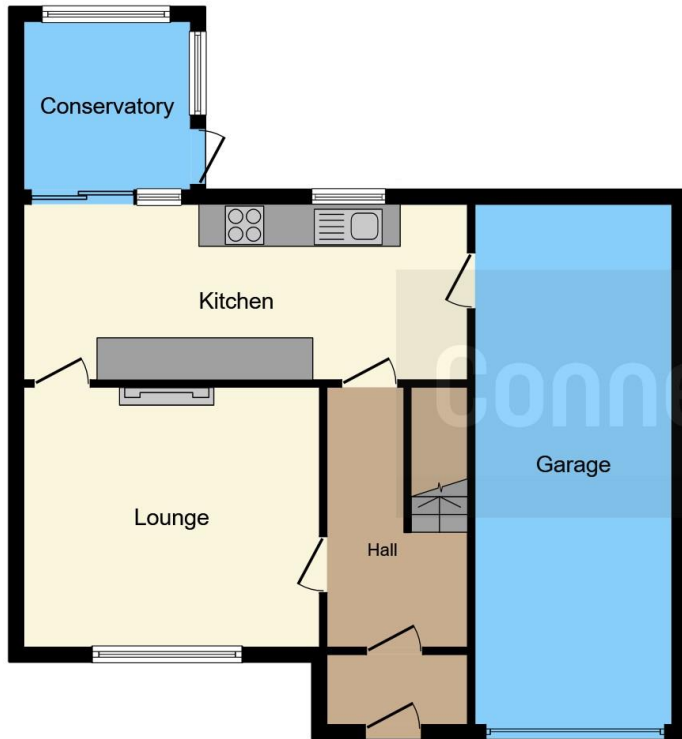
Rear Garden

Patio area beyond being laid to lawn with garden shed.

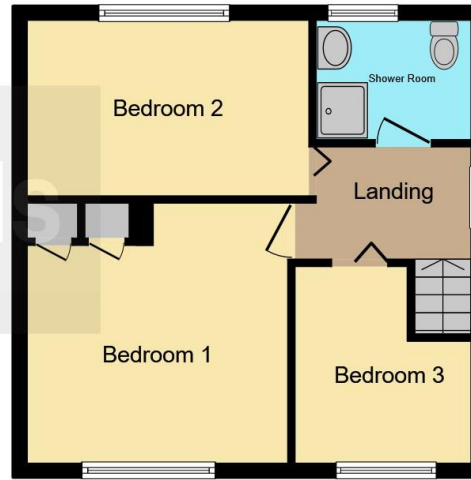
Garage

24' 5" x 7' 9" (7.44m x 2.36m)





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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Property Ref: COV320639 - 0004