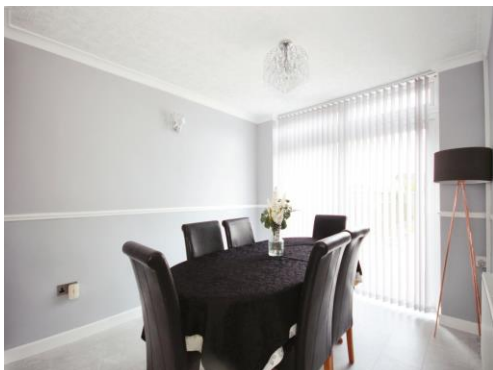




**Connells**

Norton Hill Drive  
Wyken Coventry





## Property Description

This semi-detached family home is situated in a popular residential area of Wyken, being close to local amenities, Coventry University Hospital and the motorway network. The spacious accommodation comprises of ground floor guest w/c, through lounge/diner and a fitted kitchen. Upstairs there are three bedrooms and a fitted shower room. Externally there is a driveway providing off road parking, garage and rear garden.

## Approach

Front door.

## Entrance Hall

Stairs rising to first floor, radiator, laminate flooring.

## Guest W/C

Tiled, comprising toilet, wash hand basin, extractor fan.

## Through Lounge/Diner

24' 8" x 11' 6" (7.52m x 3.51m)

Double glazed window to the front & side elevation, radiator, television point, feature fireplace with electric fire, laminate flooring and double glazed patio doors opening onto rear garden.

## Fitted Kitchen

18' 10" x 7' 1" (5.74m x 2.16m)

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Electric oven and gas hob with cookerhood over, integral microwave, plumbing for washing machine, space for domestic appliance, radiator, storage cupboard, double glazed window to the rear elevation and double door to the side elevation.

## First Floor Landing

Double glazed window to the side elevation and doors to:

### Bedroom One

14' 2" x 9' 7" (4.32m x 2.92m)

Double glazed window to the rear elevation, laminate flooring and radiator.

### Bedroom Two

11' 8" x 10' 8" (3.56m x 3.25m)

Double glazed window to the rear elevation, fitted wardrobes, laminate flooring and radiator.

### Bedroom Three

7' 6" x 7' (2.29m x 2.13m)

Double glazed window to the front elevation, laminate flooring and radiator.

## Fitted Shower Room

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

## Outside

### Front Of Property

Driveway providing off road parking.

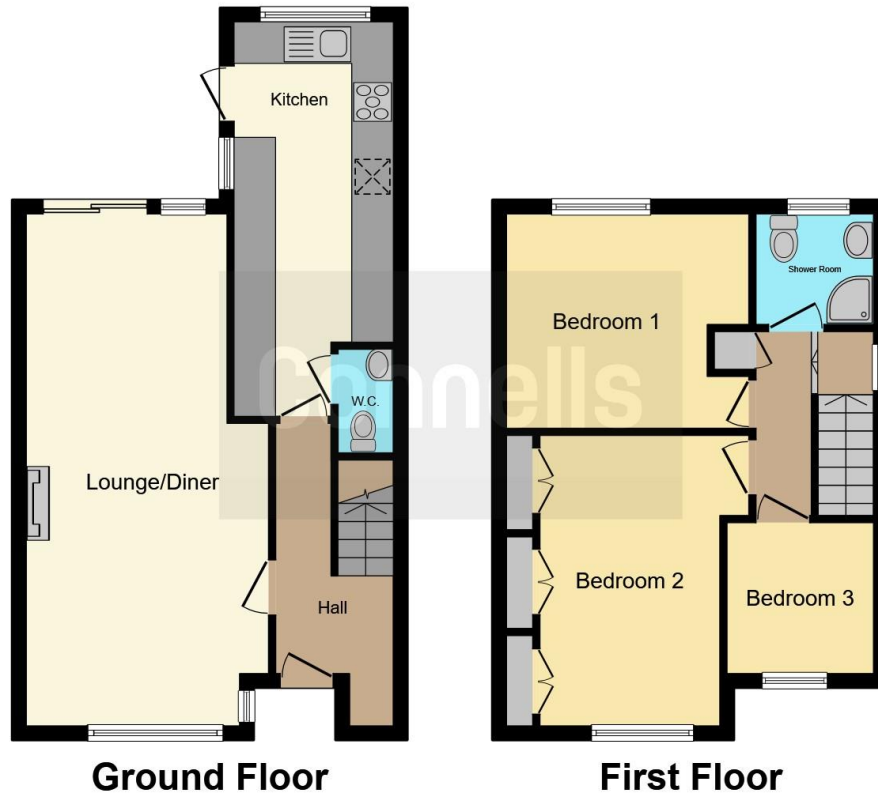
### Rear Garden

Patio area beyond being laid to lawn.

### Garage

17' x 8' 5" (5.18m x 2.57m)





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](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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