



**Connells**

Hall Green Road  
Henley Green Coventry



## Property Description

This three bed semi-detached house is located in the residential area of Henley Green with a larger than average rear garden. The accommodation briefly comprises: ground floor lounge and a fitted kitchen. Upstairs there are three bedrooms and a fitted bathroom.

## Approach

Double glazed door leading to:

## Entrance Hall

Stairs rising to the first floor and door to:

## Lounge

12' 10" x 10' 8" ( 3.91m x 3.25m )

Double glazed window to the front aspect, central heating radiator and door through to:

## Fitted Kitchen

16' 9" x 9' 3" ( 5.11m x 2.82m )

The kitchen comprises of a range of wall and base mounted units incorporating a double stainless steel sink and drainer unit with work surfaces and splashbacks over. Gas hob with oven under, space for domestic appliance, door to cupboard, double glazed French doors to the rear garden and double glazed window to the rear elevation.

## First Floor Landing

Access to loft space and doors to:

## Bedroom One

10' x 9' 7" ( 3.05m x 2.92m )

Double glazed window to the rear aspect and central heating radiator.

## Bedroom Two

11' 7" x 10' 3" ( 3.53m x 3.12m )

Double glazed window to the front aspect and central heating radiator.

## Bedroom Three

8' x 5' 9" ( 2.44m x 1.75m )

Double glazed window to the rear aspect and central heating radiator.

## Bathroom

The bathroom comprises of a bath with shower over, low level wc, wash hand basin. central heating radiator and double glazed window to the front aspect.

## Outside

## Front Of Property

Small lawned area with steps to the front door.

## Rear Garden

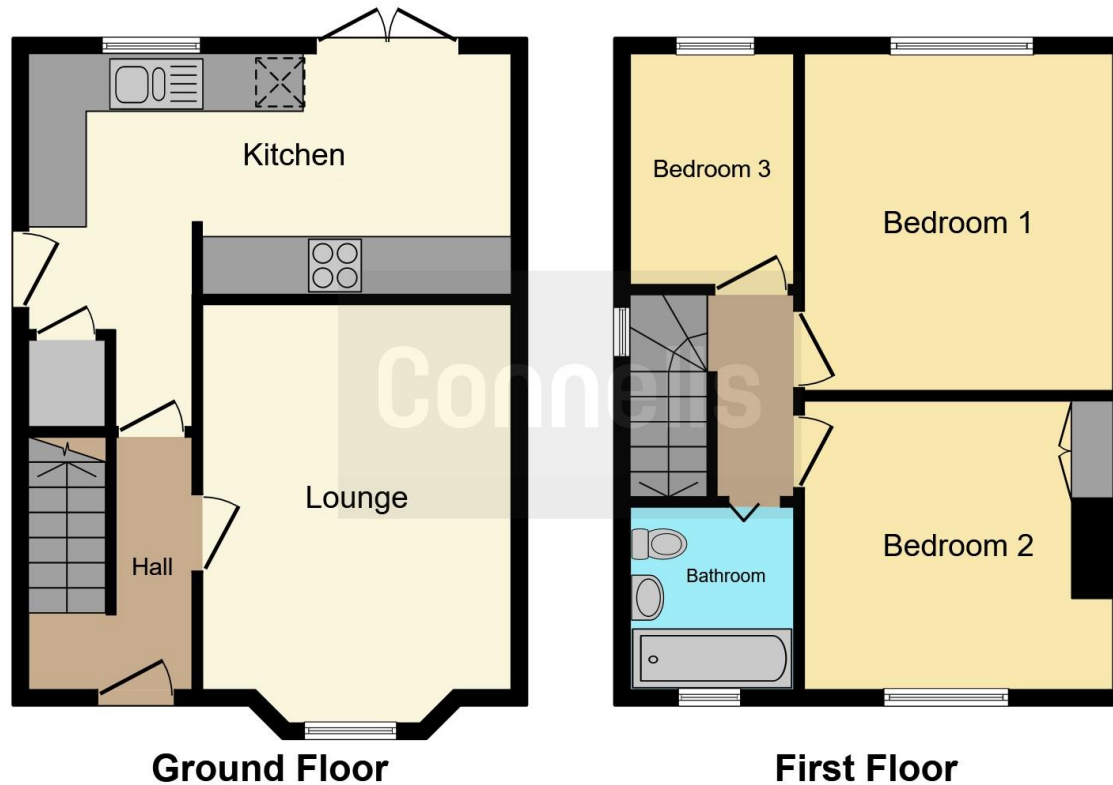
Larger than average garden with lawned area

and garden shed.









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: C**

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Tenure: Freehold



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