



**Connells**

Armscott Road  
Wyken Coventry



## Property Description

An end-terraced family home situated in the highly popular residential area of Wyken, being close to University Hospital Coventry & Warwickshire, main bus routes into Coventry City Centre, local amenities and motorways links. The accommodation briefly comprises: ground floor lounge and fitted kitchen/diner. Upstairs there are three bedrooms and a fitted bathroom. Externally there are gardens to the front and rear.

### Lounge

12' 7" narrowing to x 11' 3" max ( 3.84m narrowing to x 3.43m )

### Kitchen/Diner L-Shape

19' 7" max x 17' 2" max narrowing to ( 5.97m max x 5.23m max narrowing to )

### Bedroom 1

13' 2" max narrowing to x 10' 10" max ( 4.01m max narrowing to x 3.30m )

### Bedroom 2

11' narrowing to x 10' 10" ( 3.35m narrowing to x 3.30m )

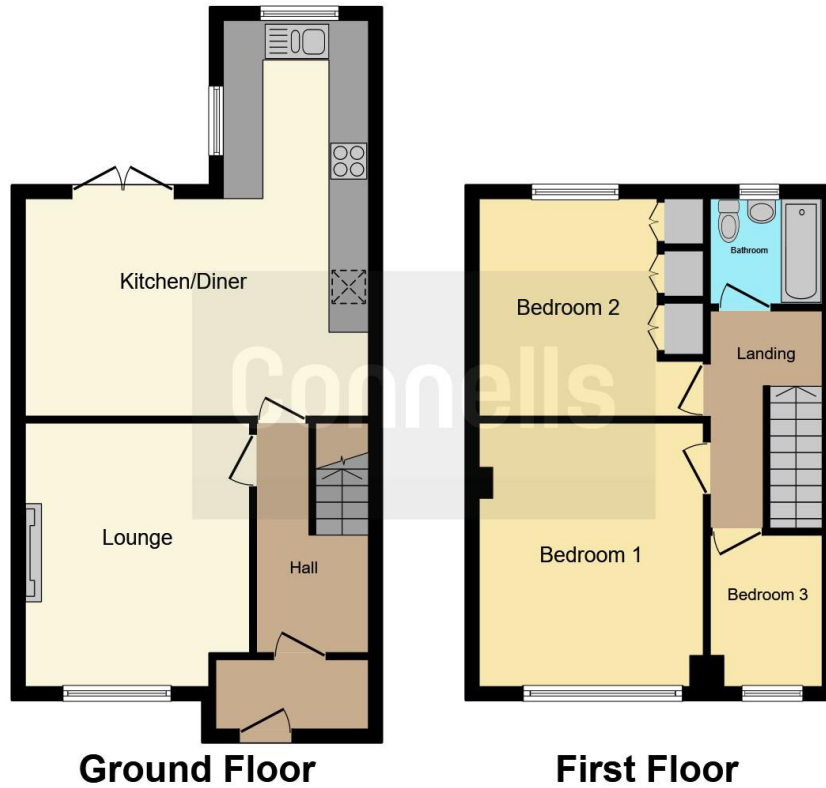
### Bedroom 3

7' 6" narrowing to x 5' 11" ( 2.29m narrowing to x 1.80m )

### Bathroom







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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