



Connells

Hexworthy Avenue
Styvechale Coventry



Property Description

Well presented semi detached bungalow situated in the very popular area of Styvechale with driveway providing off road parking and a garage. The accommodation briefly comprises: lounge, fitted kitchen, conservatory, two good sized bedrooms and a fitted bathroom.

Approach

Double glazed front door.

Entrance Hall

Radiator and doors to:

Lounge

16' 11" plus recess x 11' 7" max (5.16m plus recess x 3.53m max)

Double glazed sliding doors to the rear elevation, radiator and television point.

Fitted Kitchen

8' 6" x 7' (2.59m x 2.13m)

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces over. Cooker point, plumbing for washing machine, space for domestic appliance, double glazed window to the rear elevation and double glazed door to the side elevation.

Conservatory

10' 3" x 7' 9" (3.12m x 2.36m)

Double glazed windows, laminate flooring and radiator.

Bedroom One

10' 10" x 9' 9" (3.30m x 2.97m)

Double glazed window to the front elevation and radiator.

Bedroom Two

7' 11" x 7' 9" (2.41m x 2.36m)

Double glazed window to the front elevation, built-in wardrobe and radiator.

Fitted Bathroom

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

Outside

Front Of Property

Driveway providing off road parking.

Rear Garden

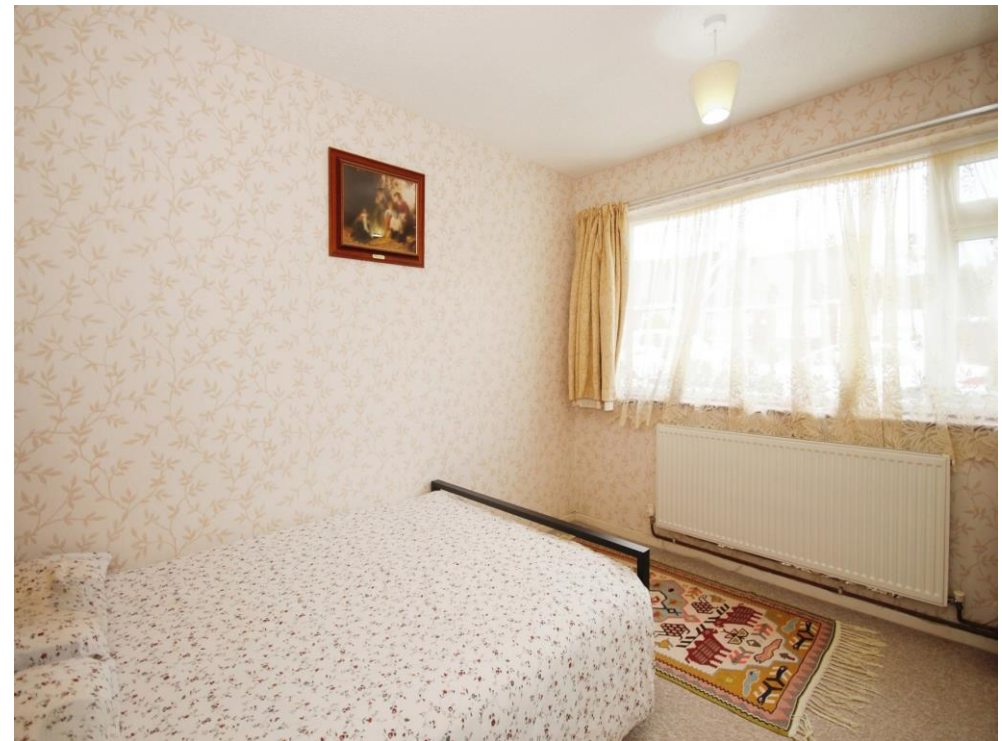
Patio area beyond being laid to lawn.

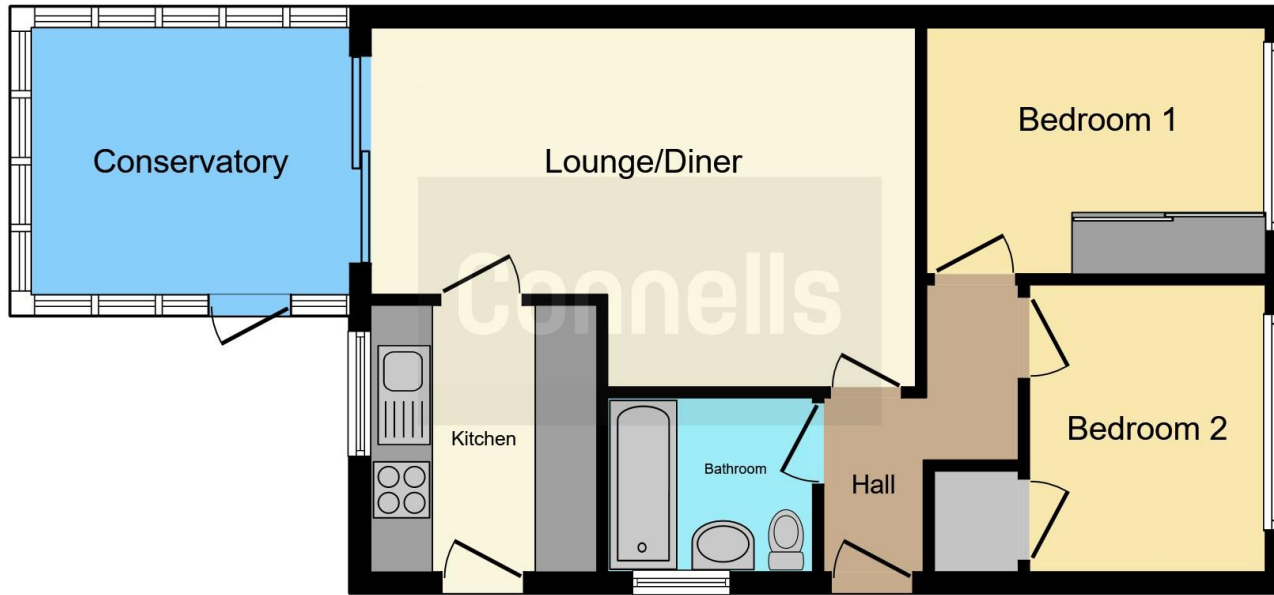
Garage

17' x 8' 2" (5.18m x 2.49m)

Agents Note

The vendor has confirmed that there is a new boiler.





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/COV320198



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: COV320198 - 0006