



**Connells**

Waveley Road  
Coventry



## Property Description

This mid terrace property is situated near the residential area of Coundon, being close to Coventry City Centre and the A45, M6 & M6 network links. The accommodation briefly comprises: ground floor lounge and a fitted kitchen. To the first floor there are two good sized bedrooms and a fitted bathroom. Externally there are front & rear gardens and allocated off road parking for two vehicles.

## External Storage Room

Externally accessible storage room adjacent to the porch.

## Porch

Double glazed front door.

## Entrance Hall

Electric radiator.

## Fitted Kitchen

8' 5" x 7' 9" ( 2.57m x 2.36m )

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces.. Integrated electric oven and electric hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance and double glazed window to the front elevation.

## Lounge

16' x 11' 8" ( 4.88m x 3.56m )

Double glazed doors opening onto rear garden, television point and electric radiator.

## First Floor Landing

Doors to;

## Bedroom One

10' 8" x 10' plus recess ( 3.25m x 3.05m plus recess )

Double glazed window to the rear elevation, fitted wardrobe and electric radiator.

## Bedroom Two

13' 9" max x 6' 4" max ( 4.19m max x 1.93m max )

Double glazed window to the front elevation and electric radiator.

## Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, extractor fan and double glazed window to the front elevation.

## Outside

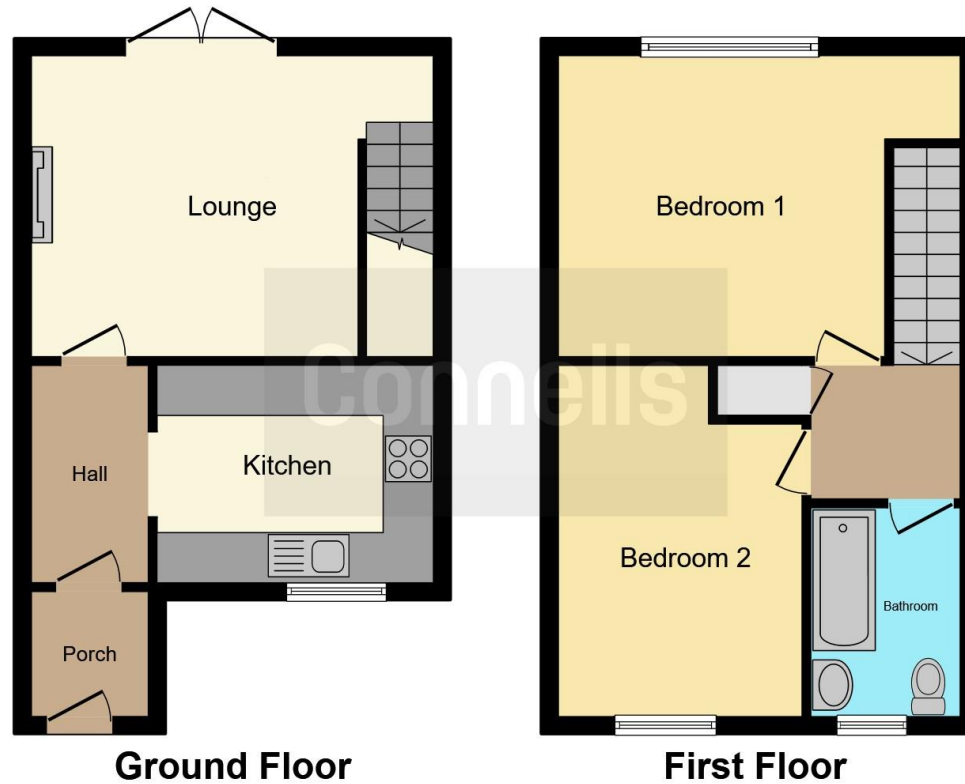
### Front Of Property

Lawned with access to front door.

### Rear Garden

Patio area beyond being laid to lawn 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: D**

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Tenure: Freehold



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