



Connells

Brentwood Gardens
Coventry



Property Description

Offered with no chain, this fantastic first floor maisonette is situated in the sought after area of Finham. This over 55's property, has a 24 hour emergency pull cord system and benefits from a lounge, kitchen, two bedrooms and a shower room. Communal gardens and parking.

Approach

Door providing access to:

Entrance Hall

Stairs rising to the first floor:

Hallway

Storage heater, intercom system, storage cupboard and doors to:

Lounge

16' 8" x 9' 8" plus recess (5.08m x 2.95m plus recess)
Double glazed window to the front aspect and electric heater.

Kitchen

7' 7" x 7' 6" (2.31m x 2.29m)
The kitchen comprises of a range of wall and base units incorporating a stainless steel sink drainer unit with worksurfaces and splashbacks over, electric cooker point, space for domestic appliances, plumbing for washing machine and double glazed window to the front aspect.

Bedroom One

14' 7" x 8' 6" (4.45m x 2.59m)
Double glazed window to the rear aspect, builtin wardrobe and electric storage heater.

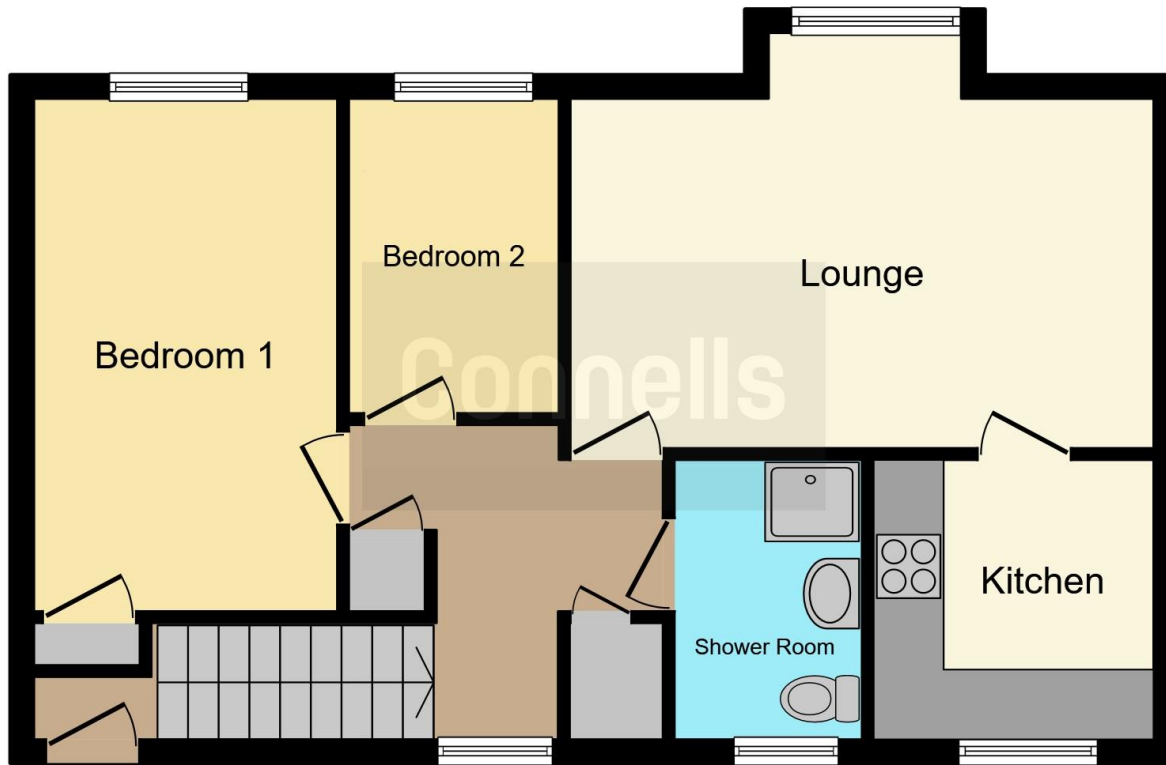
Bedroom Two

9' x 6' 1" (2.74m x 1.85m)
Double glazed window to the rear aspect and storage heater.

Shower Room

Being fully tiled and comprising of a shower cubicle, low level wc, wash hand basin and double glazed window to the front aspect.





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/COV320739

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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: COV320739 - 0007