



**Connells**

Howcote Terrace  
Canley Coventry



## Property Description

**\*\*NO UPWARD CHAIN\*\*** A semi detached family home situated in the popular residential area of Canley and briefly comprises: open plan lounge/fitted kitchen, study, three first floor bedrooms and a fitted bathroom. Externally there are front & rear gardens and allocated parking.

### Approach

Upvc front door.

### Entrance Hall

Doors to:

### Open Plan Lounge/Kitchen

27' x 10' ( 8.23m x 3.05m )

### Lounge Area

Double glazed door to the rear elevation.

### Kitchen Area

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and hob with extractor hood, plumbing for automatic washing machine and island.

### Study

10' 4" x 8' 8" ( 3.15m x 2.64m )

Double glazed window to the front elevation.

### First Floor Landing

Doors to;

### Bedroom One

16' 4" x 8' 8" ( 4.98m x 2.64m )

Double glazed window to the rear elevation and radiator.

### Bedroom Two

11' 9" x 9' 3" ( 3.58m x 2.82m )

Double glazed window to the front elevation and radiator.

### Bedroom Three

10' 9" x 7' 2" ( 3.28m x 2.18m )

Double glazed window to the rear elevation and radiator.

### Fitted Bathroom

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

## Outside

### Front Of Property

Paved with access to front door. There is allocated parking for one vehicle.

### Rear Garden

Patio area beyond being laid to lawn with 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: B**

**view this property online [connells.co.uk/Property/COV320728](http://connells.co.uk/Property/COV320728)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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