



Connells

Gleneagles Road
Wyken Coventry



Property Description

This semi detached family home is located to the east side of Coventry, being well served by local amenities and within easy access to Coventry University Hospital as well as local stores and the M6/M69 motorway network. The accommodation briefly comprises: ground floor entrance hall, lounge and fitted kitchen/diner. To the first floor there are three bedrooms and a fitted bathroom. Externally there is a driveway providing off road parking and a rear garden.

Approach

Front door.

Entrance Hall

Stairs to first floor, radiator, laminate flooring.

Lounge

19' 10" x 16' 3" max (6.05m x 4.95m max)
Double glazed window to the front elevation, radiator, television point and feature fireplace with gas fire.

Fitted Kitchen/Diner

15' 10" x 15' 7" (4.83m x 4.75m)
'L' shaped kitchen comprising wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with extractor, plumbing for automatic washing machine, space for domestic appliance, space for dining table & chairs, double glazed window to the rear & side elevations and double glazed doors leading to the rear garden.

First Floor Landing

Bedroom One

12' 1" x 9' 4" (3.68m x 2.84m)
Double glazed window to the front elevation, fitted wardrobes and radiator.

Bedroom Two

12' 8" x 8' (3.86m x 2.44m)
Double glazed window to the rear elevation and radiator.

Bedroom Three

12' x 6' 7" (3.66m x 2.01m)
Double glazed window to the front elevation 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

Paved with access to driveway providing off road parking.

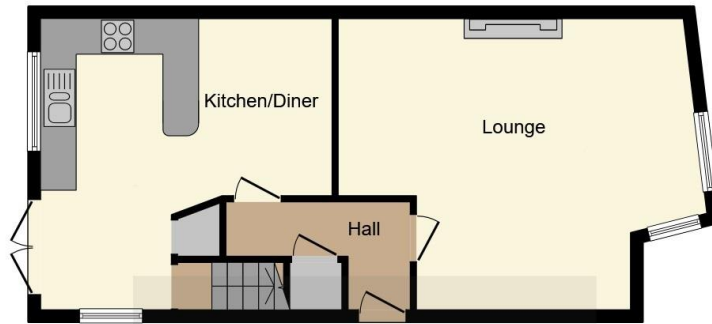
Rear Garden

Patio area beyond being laid to lawn with gated access.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





Ground Floor



First Floor

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

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EPC Rating: C

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Tenure: Freehold



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