



Connells

Sullivan Road
Wyken Coventry



Property Description

This single bayed mid terrace home is situated in the popular residential of Wyken & would be an ideal first time buy. The accommodation briefly comprises: ground floor open plan lounge/fitted kitchen, two good sized bedrooms and a fitted shower room. Externally there are gardens to the front and rear of the property.

Approach

Front door.

Entrance Hall

Stairs rising to first floor and door to;

Open Plan Lounge/Kitchen

24' 6" max x 14' 2" max (7.47m max x 4.32m max)

Lounge Area

Double glazed window to the front elevation, television point and radiator.

Re-Fitted Kitchen Area

Re-fitted with a range of wall and base mounted units incorporating a belfast sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and induction hob with cookerhood over, microwave, plumbing for automatic washing machine, kitchen island, space for domestic appliance, radiator, tiled flooring, two double glazed windows to the rear elevation and double glazed door to rear garden.

First Floor Landing

Doors to;

Bedroom One

14' 2" x 10' 11" (4.32m x 3.33m)
Double glazed window to the front elevation, laminate flooring and radiator.

Bedroom Two

10' 11" x 8' 4" (3.33m x 2.54m)
Double glazed window to the rear elevation, laminate flooring and radiator.

Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet, extractor fan and double glazed window to the rear elevation.

Outside

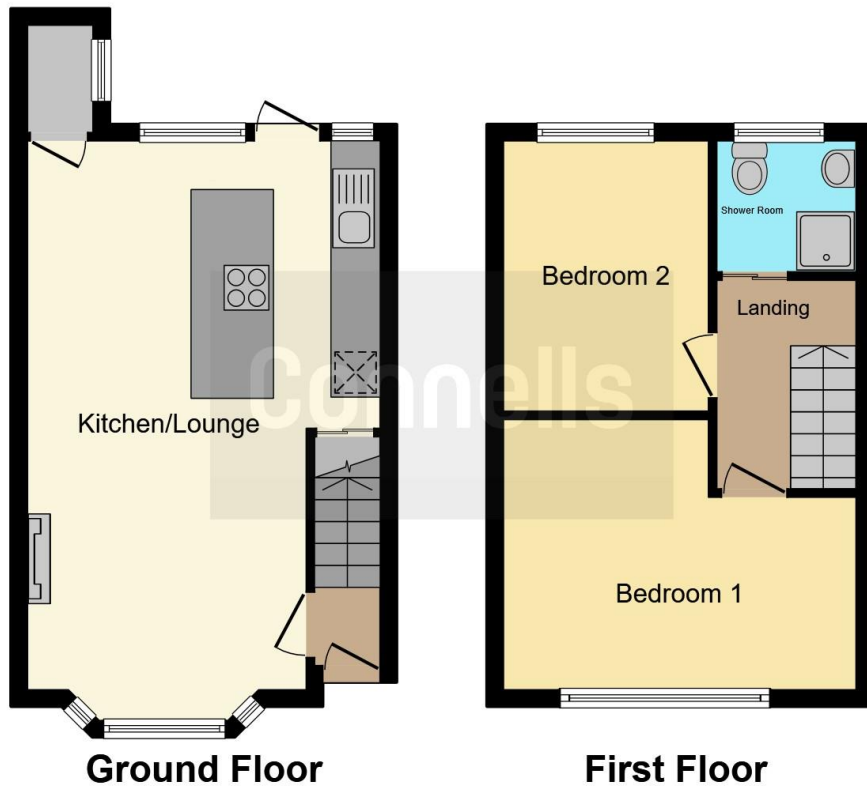
Front Of Property

Pebbled with access to front door.

Rear Garden

Patio area beyond being laid to lawn.





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: D

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Tenure: Freehold



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Property Ref: COV321069 - 0010