



Connells

Hayton Green
Canley Coventry



Property Description

****NO UPWARD CHAIN**** A semi detached property situated in the popular residential area of Canley, being close to Warwick University and Cannon Park Shopping Centre. The accommodation briefly comprises: ground floor guest w/c, lounge, fitted kitchen/diner and storage room. To the first floor there are three bedrooms and a fitted bathroom. Externally there is a forecourt to the front and a garden to the rear.

Porch

Upvc double glazed door to front and internal door to;

Entrance Hall

Radiator.

Lounge

13' 10" x 12' 2" (4.22m x 3.71m)
Double glazed window to the front elevation, television point, radiator and double doors to;

Fitted Kitchen/Diner

20' 11" x 8' 7" (6.38m x 2.62m)
Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated gas oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear elevation and double glazed French door leading to the rear garden.

Inner Lobby

Door to w/c, door to storage and door to the side elevation.

Storage Room

12' 6" x 4' 2" (3.81m x 1.27m)
Two set of doors to the side elevation.

Ground Floor W/C

Comprising toilet, wash hand basin and double glazed window to the side elevation.

First Floor Landing

Doors to;

Bedroom One

12' 2" x 12' 1" (3.71m x 3.68m)
Double glazed window to the front elevation, fitted storage and radiator.

Bedroom Two

13' 5" x 8' 6" (4.09m x 2.59m)
Double glazed window to the rear elevation and radiator.

Bedroom Three

9' 2" x 8' 5" (2.79m x 2.57m)
Double glazed window to the front elevation and radiator.

Fitted Bathroom

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

Outside

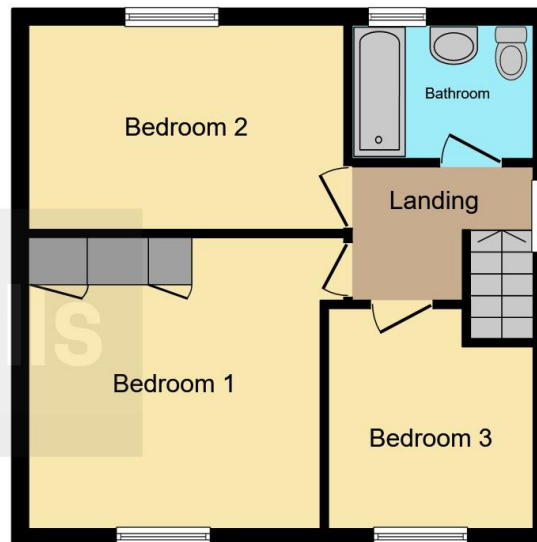
Rear Garden

Paved patio area beyond being laid to lawn.





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

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

[check out more properties at connells.co.uk](http://www.connells.co.uk)

Tenure: Freehold



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: COV321153 - 0008