



**Connells**

Beake Avenue  
Coventry



## Property Description

**\*\* NO UPWARD CHAIN\*\*** This mid terrace family home is situated in the popular residential area of Radford and briefly comprises: ground floor wet room, lounge, dining room with patio doors opening onto rear garden and a fitted kitchen. Upstairs there are three bedrooms, fitted bathroom with separate w/c. Externally there are front & rear gardens and a garage.

## Approach

Double glazed front door.

## Entrance Hall

Radiator and storage cupboard.

## Lounge

22' 9" x 11' 2" ( 6.93m x 3.40m )  
Double glazed window to the front elevation, two radiators, television point and gas fire.

## Dining Room

10' 10" x 8' 9" ( 3.30m x 2.67m )  
Double glazed patio doors leading to the rear garden.

## Fitted Kitchen

20' 10" x 7' 6" ( 6.35m x 2.29m )  
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance, double glazed skylight.

## Ground Floor Wet Room

Comprising shower cubicle, wash hand basin, toilet, radiator and double glazed window to the rear elevation.

## First Floor Landing

Doors to;

## Bedroom One

11' 7" x 11' 2" ( 3.53m x 3.40m )  
Double glazed window to the front elevation and radiator.

## Bedroom Two

11' 1" x 10' 9" ( 3.38m x 3.28m )  
Double glazed window to the rear elevation, fitted wardrobe and radiator.

## Bedroom Three

7' 8" x 7' 7" ( 2.34m x 2.31m )  
Double glazed window to the front elevation, fitted wardrobe and radiator.

## Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin and radiator.

## Separate W/C

Comprising toilet.

## Outside

### Front Of Property

Lawned with access to front door.

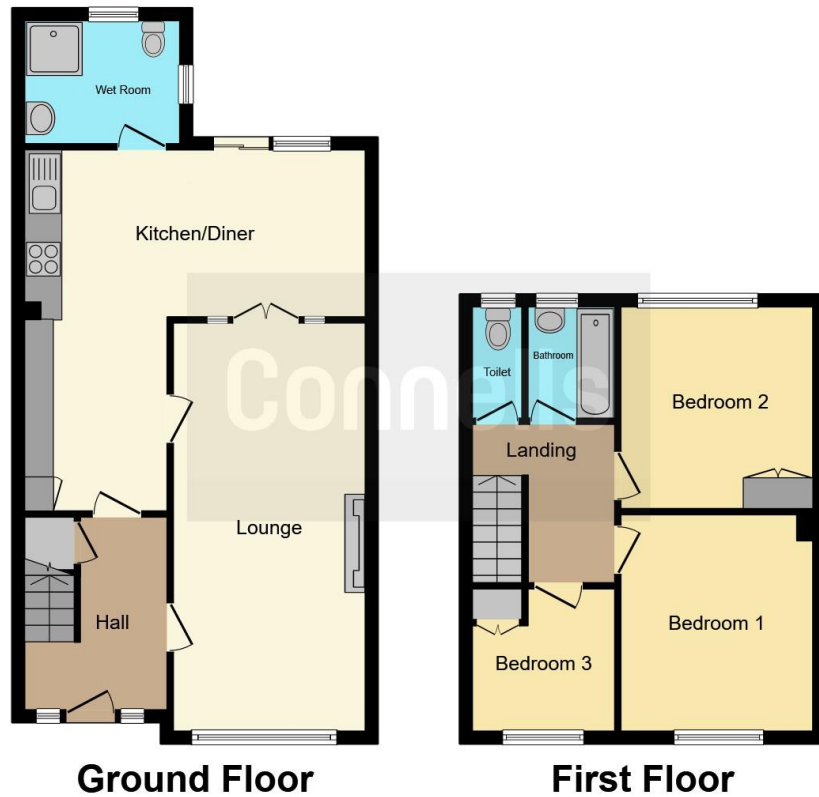
### Rear Garden

Decked patio with canopy beyond being laid to lawn.

## Garage

16' 7" x 8' 9" ( 5.05m x 2.67m )





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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**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
 COVENTRY CV1 2HN

**EPC Rating: C**

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Tenure: Freehold



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