



**Connells**

Sledmere Close  
Longford Coventry



## Property Description

**\*\*NO UPWARD CHAIN\*\*** A end of terrace family situated in the popular location of Longford over-looking Marconi woods in Longford park. The accommodation briefly comprises: ground floor w/c, through lounge/diner and a fitted kitchen. To the first floor there are three bedrooms and a fitted bathroom. Externally there are low maintenance gardens to the front and rear of the property.

## Approach

Upvc front door.

## Entrance Hall

Double glazed window to the front elevation, stairs to first floor and doors to;

## Through Lounge/Dining Room

25' 1" x 11' 2" ( 7.65m x 3.40m )

Double glazed window to the front elevation, television point and double glazed window and door opening onto the rear garden.

## Fitted Kitchen

16' 9" x 5' 8" ( 5.11m x 1.73m )

Wall and base mounted units incorporating an inset double drainer sink unit with work surfaces. Gas cooker point, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the side elevation and door to:

## Rear Lobby

Door to w/c window to the rear elevation and door to the side elevation.

## Ground Floor W/C

Comprising toilet and double glazed window to the rear elevation.

## First Floor Landing

Doors to;

### Bedroom One

12' 2" x 10' 6" ( 3.71m x 3.20m )  
Double glazed window to the front elevation and radiator.

### Bedroom Two

12' 5" x 10' 6" ( 3.78m x 3.20m )  
Double glazed window to the rear elevation and radiator.

### Bedroom Three

6' 3" x 7' 3" ( 1.91m x 2.21m )  
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

Gated access to paved garden with access to front door and views over Marconi Woods In Longford park.

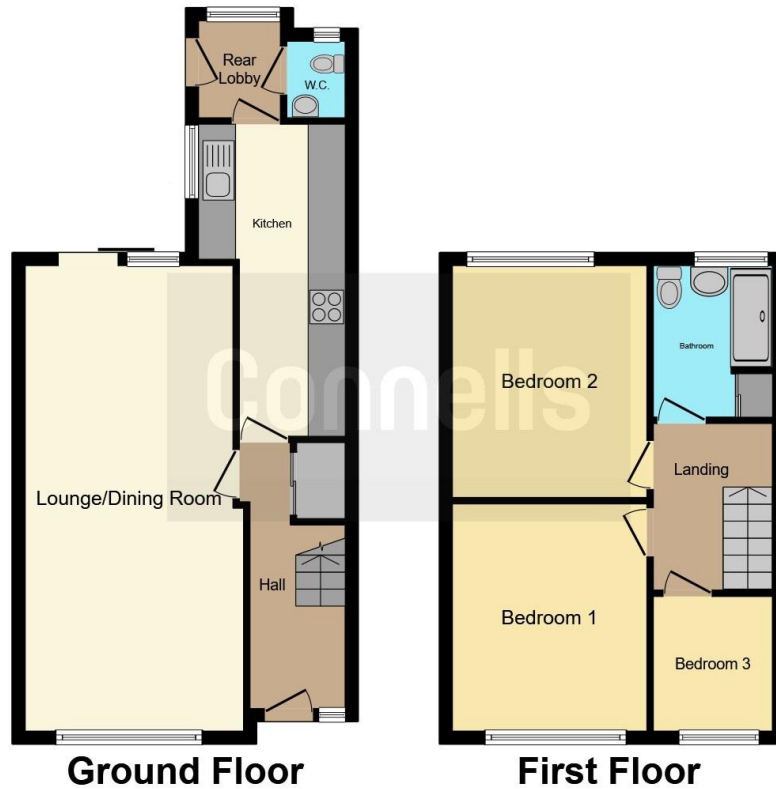
### Rear Garden

Low maintenance rear garden.

### Agents Note

The vendor has stated that double glazed windows and patio doors have been recently installed.





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: C**

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Tenure: Freehold



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