



**Connells**

Medland Avenue  
Coventry





## Property Description

This extended double bayed semi detached property is situated in a highly sought after residential location to the South of Coventry being within the Finham Park School catchment area and close to local amenities. The accommodation briefly comprises: ground floor w/c, lounge, dining room and a fitted kitchen. To the first floor there are two bedrooms, (one bedroom with en-suite), utility room and a fitted bathroom. On the second floor there is a dormer loft conversion with en-suite and two bedrooms. Externally there are front and rear gardens and a garage to the rear.

## Approach

Double glazed front door.

## Entrance Hall

Stairs rising to first floor, radiator, laminate flooring.

## Ground Floor W/C

Comprising, toilet, wash hand basin with tiled splashback, radiator and extractor fan.

## Lounge

13' 6" into bay x 11' 3" ( 4.11m into bay x 3.43m )

Double glazed bay window to the front elevation, radiator and laminate flooring.

## Dining Room

19' 3" x 10' 3" ( 5.87m x 3.12m )

Double glazed French doors leading to the rear garden, laminate flooring, radiator and double glazed velux window to the rear elevation.

## Fitted Kitchen

15' 2" x 6' 4" ( 4.62m x 1.93m )

Wall and base mounted units incorporating an inset one & a half bowl single drainer stainless steel sink unit with work surfaces and tiled

splashbacks over. Integrated electric double oven and electric hob with cookerhood over, space for domestic appliance, double glazed window to the rear elevation and double glazed door to the side elevation.

## First Floor Landing

Double glazed window to the side elevation and doors to;

## Bedroom One

14' 5" into bay x 10' 6" ( 4.39m into bay x 3.20m )

Double glazed bay window to the front elevation, laminate flooring and radiator.

## En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet, extractor fan and double glazed window to the front elevation.

## Bedroom Two

11' 4" x 11' 3" ( 3.45m x 3.43m )

Double glazed window to the rear elevation, laminate flooring and radiator.

## Utility Room

7' 4" x 2' 5" ( 2.24m x 0.74m )

Cabinets, plumbing for washing machine and double glazed window to the side elevation.

## Fitted Bathroom

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

## Second Floor

### Bedroom Three

15' 6" x 8' 8" ( 4.72m x 2.64m )

Two double glazed windows to the front elevation, laminate flooring and storage to eaves.

### Bedroom Four

9' 9" x 9' 5" ( 2.97m x 2.87m )

Double glazed window to the rear elevation, laminate flooring and radiator.

### En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet, heated towel rail, extractor fan and double glazed window to the rear elevation.

### Outside





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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