



**Connells**

Spencer Avenue  
Coventry





## Property Description

**\*\* IDEAL INVESTMENT OPPORTUNITY\*\***  
This semi detached property is situated in one of Coventry's most desirable areas being close to Earlsdon High Street and the War Memorial park. The property is split into two two bedroom flats with the ground floor flat briefly comprising: lounge, fitted kitchen area , two bedrooms one with open plan en-suite and a fitted bathroom. The first floor flat briefly comprises: lounge, fitted kitchen area, two bedrooms and two fitted bathrooms. Externally there are front & rear gardens.

EPC - FLAT 1 - F / FLAT 2 - D

## Porch

French style doors to:

## Hall

Stairs rising to first floor and personal door to;

## Bedroom With En-Suite

12' 5" x 12' ( 3.78m x 3.66m )

Window to the rear elevation and radiator. Open bathroom suite comprising of a shower cubical, wash basin and toilet, Door to:

## Bedroom

14' 6" x 13' 11" max ( 4.42m x 4.24m max )

Bay window to the front elevation, radiator.

## Lounge/Fitted Kitchen

24' 2" x 11' ( 7.37m x 3.35m )

## Kitchen Area

Wall and base and units incorporating a one and a half bowl single drainer sink unit with worktops over. Built-in dishwasher, plumbing for washing machine, integral double oven and gas hob with extractor hood over, built-in microwave, double radiator, box window to the side elevation and open plan to:

## Lounge Area

Window to the side elevation, double radiator and French doors opening onto rear garden.

## First Floor Landing

Double radiator and doors to;

## Bathroom

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator, window to the side elevation and door to:

## Lounge

15' max x 12' max ( 4.57m max x 3.66m max )

Single bayed window to the front elevation, radiator.

## Bedroom

12' 5" x 12' ( 3.78m x 3.66m )

Window to the rear elevation and radiator.

## Bathroom

Tiled, comprising Jacuzzi bath with shower over, wash hand basin, toilet, radiator and window to the front elevation.

## Kitchen Area

10' 1" x 8' 1" ( 3.07m x 2.46m )

Wall and base mounted units incorporating a one and a half bowl stainless steel sink unit with work surfaces. Cooker point, plumbing for washing machine, space for domestic appliance and window to side elevation.

## Bedroom

11' x 9' 9" ( 3.35m x 2.97m )

Window to the rear elevation, fitted

wardrobe, radiator.

## Outside

### Front Of Property

Paved garden with access to front door.

### Rear Garden

Patio area beyond being laid to lawn.

### Coach House/Garage

16' 10" x 14' 7" ( 5.13m x 4.45m )

Up and over door, stairs to loft area and personal door to rear garden.







To view this property please contact Connells on

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**EPC Rating: F**

**view this property online [connells.co.uk/Property/COV320882](https://www.connells.co.uk/Property/COV320882)**

Tenure: Freehold



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