



**Connells**

Northumberland Road  
Coventry





## Property Description

This double bayed mid terrace family home is situated on a well sized plot in a sought-after and quiet location close to the centre of town, local amenities and public transport links. The accommodation briefly comprises: ground floor lounge with original fireplace, dining room with French doors opening onto rear garden and a fitted kitchen. To the first floor there are three good sized bedrooms and a fitted bathroom. Externally there are front and rear gardens.

## Approach

Upvc front door.

## Entrance Hall

Stairs rising to first floor and radiator.

## Lounge

12' 5" into bay x 12' 2" ( 3.78m into bay x 3.71m )

Double glazed bay window to the front elevation, radiator, television point and original fireplace.

## Dining Room

13' 3" x 10' 1" ( 4.04m x 3.07m )

Double glazed French doors opening onto rear garden and radiator.

## Fitted Kitchen

20' 4" x 9' 11" ( 6.20m x 3.02m )

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

## First Floor Landing

Doors to;

## Bedroom One

14' 7" x 12' 2" ( 4.45m x 3.71m )

Double glazed bay window to the front elevation, original fireplace and radiator.

## Bedroom Two

13' 2" x 8' 10" ( 4.01m x 2.69m )

Double glazed window to the rear elevation, original fireplace and radiator.

## Bedroom Three

11' 9" x 8' 10" ( 3.58m x 2.69m )

Double glazed bay window to the rear elevation, original fireplace and radiator.

## Fitted Bathroom

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

## Outside

### Front Of Property

Paved with access to front door.

### Rear Garden

Paved patio area beyond being laid to lawn with side access.







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: D**

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Tenure: Freehold



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Property Ref: COV321302 - 0003