



Connells

Cherry Brook Way
Coventry



Property Description

****NO CHAIN**** This spacious and well proportioned first floor flat is situated in the residential area of Bell Green, convenient for local amenities and the M6 motorway networks. The accommodation briefly comprises, lounge with balcony, fitted kitchen, two good sized bedrooms and fitted bathroom.

Approach

Communal door.

Communal Hall

Stairs rising to all floors and personal door to;

Private Hall

Storage cupboard and doors to;

Lounge

13' 6" x 12' 9" (4.11m x 3.89m)
Double glazed window, radiator and double glazed door opening onto a balcony.

Fitted Kitchen

9' 7" x 8' 10" (2.92m x 2.69m)
of 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, double glazed window.

Bedroom One

14' 3" x 9' 2" (4.34m x 2.79m)
Double glazed window and radiator.

Bedroom Two

12' 6" x 8' 11" plus recess (3.81m x 2.72m plus recess)
Double glazed window, fitted wardrobe and radiator.

Fitted Bathroom

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator and double glazed window.

Outside

Communal area.





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

To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: C

view this property online connells.co.uk/Property/COV321480

This is a Leasehold property with details as follows; Term of Lease 21 years from 17 Apr 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV321480 - 0003