



Connells

Scots Lane
COVENTRY



Property Description

We are thrilled to present this delightful four-bedroom house, ideally situated in the well-connected and vibrant Coundon area of Coventry. Upon entering this inviting freehold property, you will find a well-proportioned layout featuring four bedrooms a modern bathroom, a further family bathro complemented by a reception room perfect for family gatherings. The kitchen provides a solid foundation for creating a culinary space tailored to your tastes. The property benefits from a charming private garden, tranquil space for relaxation and outdoor entertainment. Located in a predominantly residential area, this home is part of a community known for its safety and neighbourly atmosphere. Local amenities, such as shops, schools, and parks, are all conveniently accessible, providing all the necessities within easy reach. For those commuting, the area boasts excellent transport links, making travel to the city centre or neighbouring towns a breeze. Coventry itself is a city enriched with history, culture, and modern conveniences. It hosts a range of educational institutions, healthcare facilities, and entertainment options, catering to a diverse population. The local authority ensures that the urban infrastructure is well-maintained and supportive of a high quality of life. This property, with its potent combination of location, layout, and potential, represents an outstanding opportunity in Coventry's real estate market. Whether you're a first-time homebuyer or looking to invest

Approach

Double glazed door providing access to:

Entrance Hall

Stairs rising to the first floor, understairs storage cupboard, central heating radiator and door to:

Lounge Area

14' 1" into bay x 12' 3" (4.29m into bay x 3.73m)

Double glazed bay window to the front aspect, central heating radiator, laminate flooring and archway leading to:

Dining Area

11' 1" x 10' 10" (3.38m x 3.30m)

Laminate flooring, central heating radiator and doors to:

Kitchen

8' 11" x 6' 6" (2.72m x 1.98m)

The kitchen comprises of a range of wall and base mounted units incorporating a stainless steel sink drainer unit with worksurfaces and tiled splashbacks over. Electric hob with hood above, electric oven, plumbing for washing machine, space for domestic appliance, double glazed window to the rear and double glazed door opening onto the rear garden.

Bedroom Four

13' 9" x 10' 8" (4.19m x 3.25m)

Double glazed french doors to the rear aspect, central heating radiator and door to;

Bathroom

Being tiled and comprising of a spa bath, low level wc, wash hand basin set within a vanity unit, extractor fan and a heated towel rail.

First Floor Landing

Access to part boarded loft space via a pull down ladder and doors to:

Bedroom One

14' 1" into bay x 11' 8" max (4.29m into bay x 3.56m max)

Double glazed bay window to the front aspect and a built in wardrobe.

Bedroom Two

11' 8" x 10' 11" max (3.56m x 3.33m max)

Double glazed window to the rear aspect and a cupboard housing the combination boiler.

Bedroom Three

7' 5" x 6' (2.26m x 1.83m)

Double glazed window to the front aspect and laminate flooring.

Bathroom

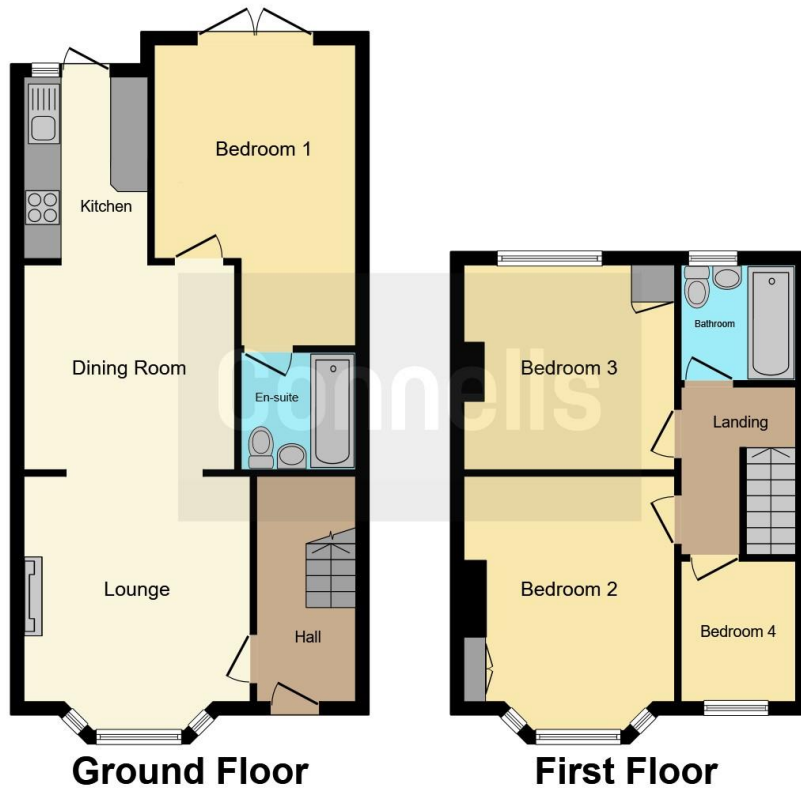
Being tiled and comprising of a bath with shower over, low level wc, wash hand basin set within a vanity unit, heated towel rail and a double glazed window to the rear aspect.

Outside

To the front is a driveway providing off road parking for two vehicles.

To the rear is a paved garden with access to the garage which has an up and over door.





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/COV321632

Tenure: Freehold



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: COV321632 - 0006