





Property Description

****NO UPWARD CHAIN**** This end of terrace family home is located in the residential area of Walsgrave, close to local amenities, bus routes, good road networks, close to University Hospital and schools. The accommodation briefly comprises: ground floor through lounge/diner and fitted breakfast kitchen. To the first floor there are three bedrooms and a fitted bathroom. Outside to the front there is a forecourt, to the rear there is a south facing garden, summer house and double garage.

Approach

Front door to;

Porch

Internal door to;

Entrance Hall

Radiator and laminate flooring.

Lounge/Diner

23' 3" x 12' 4" (7.09m x 3.76m)

Double glazed window to the front elevation, two radiators, laminate flooring, television point and double glazed window to the rear overlooking the rear garden.

Breakfast Kitchen

17' 3" x 14' 5" (5.26m x 4.39m)

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces.. Integrated electric double oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the rear elevation and double glazed patio doors leading to the rear garden.

First Floor Landing

Laminate flooring and doors to:

Bedroom One

13' 11" max x 10' 6" (4.24m max x 3.20m)

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

Bedroom Two

11' 10" x 9' 5" (3.61m x 2.87m)

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

Bedroom Three

8' x 7' 5" (2.44m x 2.26m)

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

Fitted Bathroom

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

Outside

Front Of Property

Block paved forecourt and access to front door.

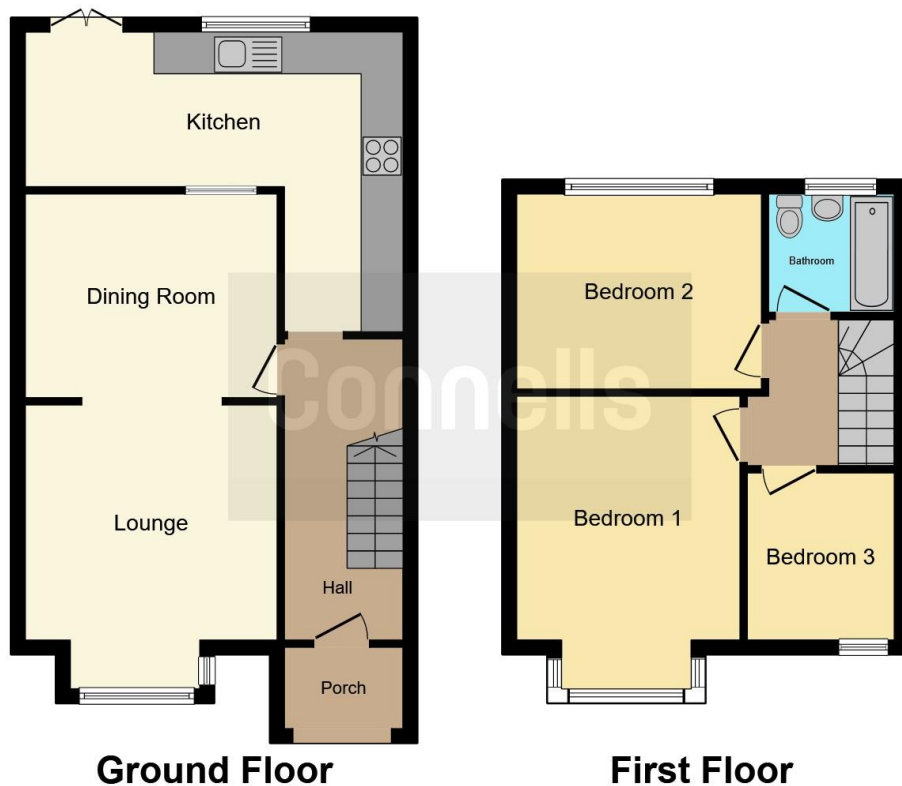
Rear Garden

Being south facing and having a decked area beyond being parved and providing access to a summer house which has power and private door to the garage.

Double Garage

Two garage doors and power.





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: D

view this property online connells.co.uk/Property/COV321651

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: COV321651 - 0008