



**Connells**

Platinum Way  
Coventry



## Property Description

This semi detached property is located in the residential area of Allesley, just south of the A45 in Pickford Green within close proximity to local amenities and Coventry city centre. The accommodation briefly comprises: ground floor w/c, lounge and a fitted kitchen/diner. Upstairs there are two good sized bedrooms, bed room with en-suite and a fitted bathroom. Externally there is off road parking and a rear garden.

## Approach

Double glazed front door.

## Entrance Hall

Stairs rising to first floor, radiator, parquet flooring.

## Lounge

14' 6" x 9' 10" ( 4.42m x 3.00m )

Double glazed window to the front elevation, radiator, television point.

## Guest W/C

Tiled, comprising toilet, wash hand basin and double glazed window to the side elevation.

## Fitted Kitchen/Diner

13' 10" x 13' 1" ( 4.22m x 3.99m )

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

## First Floor Landing

Radiator and doors to;

## Bedroom One

13' max x 9' 11" plus recess ( 3.96m max x 3.02m plus recess )

Double glazed window to the front elevation, fitted wardrobe, built-in cupboard, and radiator.

## En-Suite

Comprising shower cubicle, wash hand basin, toilet, and double glazed window to the front elevation.

## Bedroom Two

13' 2" x 9' 9" max ( 4.01m x 2.97m max )

Double glazed window to the rear elevation and radiator.

## Fitted Bathroom

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

## Outside

### Front Of Property

Small lawned area with access to front door.  
Driveway providing off road parking

### Rear Garden

Patio area beyond being laid to lawn.





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)

To view this property please contact Connells on

**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
 COVENTRY CV1 2HN

**EPC Rating: B**

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Tenure: Freehold



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