



**Connells**

Three Spires Avenue  
Coundon Coventry





## Property Description

**\*\*NO UPWARD CHAIN\*\*** This mid terrace family home is situated in the popular area of Coundon, being ideally located for Coventry City Centre, Coundon Wedge and all local amenities. The accommodation briefly comprises: ground floor lounge and a fitted kitchen. Upstairs there are three double bedrooms and a fitted shower room. Externally there are gardens to the front and rear of the property.

## Approach

Double glazed door.

## Entrance Hall

Stairs rising to first floor, radiator.

## Lounge

12' 6" x 12' ( 3.81m x 3.66m )  
Double glazed window to the front elevation, radiator, television point, laminate flooring and door to;

## Fitted Kitchen

13' x 10' 7" ( 3.96m x 3.23m )  
Wall and base mounted units incorporating an inset one and a half bowl single drainer stainless steel sink unit with work surfaces. Gas cooker point, plumbing for automatic washing machine, space for domestic appliance, pantry cupboard, double glazed window to the rear elevation and double glazed door leading to the rear garden.

## First Floor Landing

Loft hatch and doors to;

## Bedroom One

12' 4" x 9' 11" ( 3.76m x 3.02m )  
Two double glazed windows to the front elevation and radiator.

## Bedroom Two

10' 9" x 10' 5" max ( 3.28m x 3.17m max )  
Double glazed window to the rear elevation and radiator.

## Bedroom Three

10' 2" x 9' 5" ( 3.10m x 2.87m )  
Double glazed window to the front elevation and radiator.

## Shower Room

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

## Outside

### Rear Garden

Patio area beyond being laid to lawn with garden shed and an outside w/c.

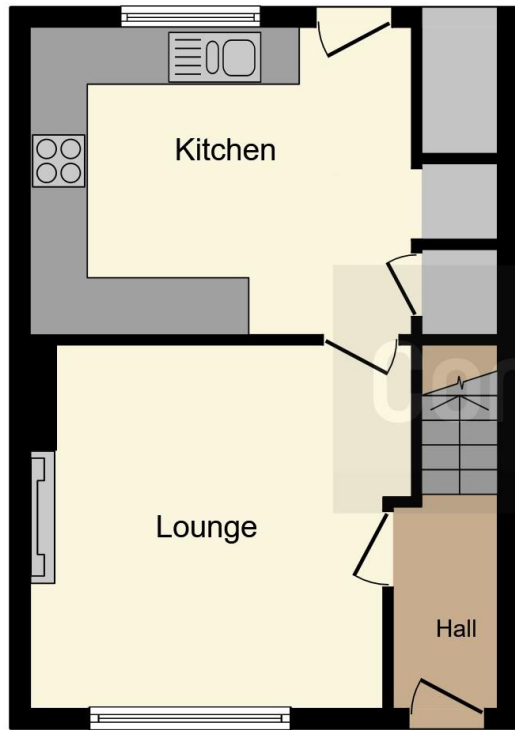
### Front Garden

Paved with steps to front door.

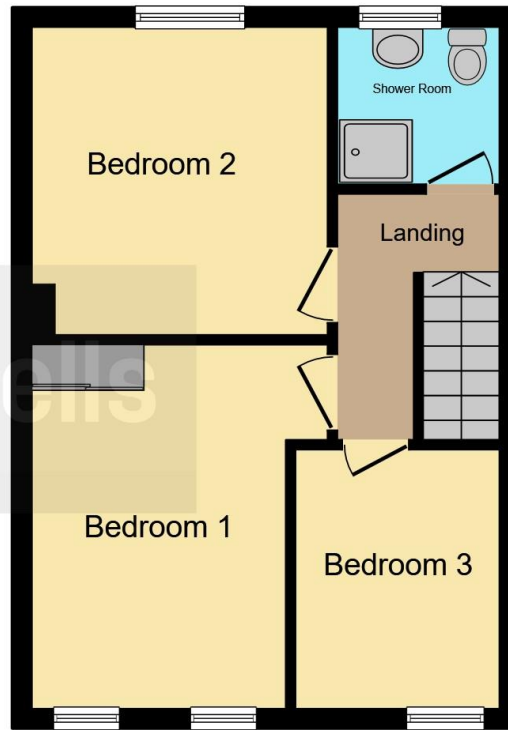
### Agents Note

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**Ground Floor**



**First Floor**



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**EPC Rating: D**

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Tenure: Freehold



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