



Connells

Booths Fields
Holbrooks Coventry



Property Description

****NO UPWARD CHAIN**** A mid terrace property situated in a quiet cul de sac location in the Foleshill area of Coventry, being close to local amenities and bus routes. The accommodation briefly comprises Ground floor: through lounge/dining room and a fitted kitchen. First floor: two good sized bedroom and a fitted bathroom. Externally there front and rear gardens.

Approach

Front door to;

Porch

Internal door to;

Through Lounge/Dining Room

26' 4" x 11' 2" (8.03m x 3.40m)

Double glazed window to the front elevation, two radiators, stairs to first floor and further double glazed window to the rear elevation.

Fitted Kitchen

12' 9" x 6' plus recess (3.89m x 1.83m plus recess)

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 and door to the side elevation.

First Floor Landing

Radiator and doors to:

Bedroom One

11' 3" max x 10' 11" (3.43m max x 3.33m)

Double glazed window to the front elevation and radiator.

Bedroom Two

11' 11" x 8' max (3.63m x 2.44m max)

Double glazed window to the rear elevation, built-in wardrobe and radiator.

Fitted Bathroom

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

Outside

Front Of Property

Lawned with access to front door.

Rear Garden

Patio area beyond being laid to lawn with garden shed.





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

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EPC Rating: D

view this property online connells.co.uk/Property/COV320654

Tenure: Freehold



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