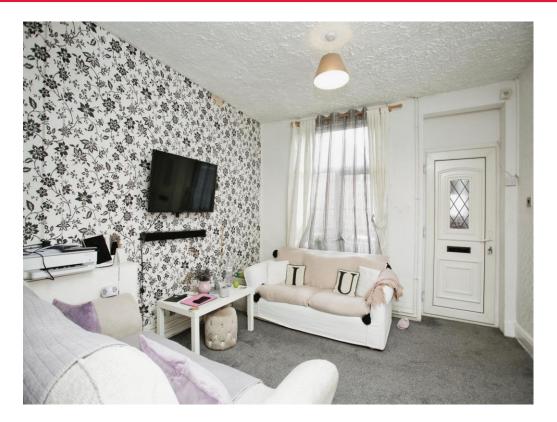


Connells

Booths Fields Holbrooks Coventry

Booths Fields Holbrooks Coventry CV6 6GH







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 room good sized sized bedroom and a fitted bathroom. 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

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

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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.

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