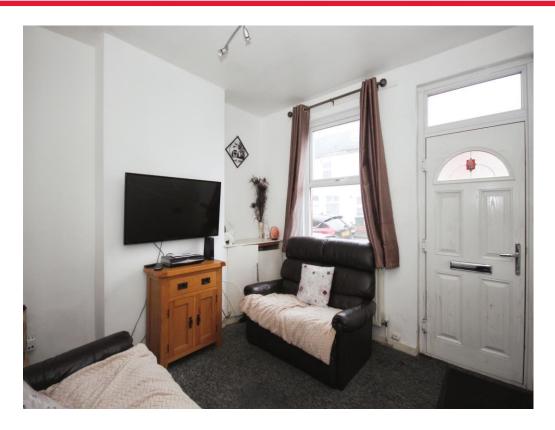


Connells

Smith Street Coventry

# Smith Street Coventry CV6 5EH







## **Property Description**

A mid terrace property situated in the residential area of Paradise, within easy access local transport links to the city centre, local amenities and to Coventry University. The accommodation briefly comprises: ground floor shower room, lounge and a fitted kitchen/diner. Upstairs there are two good sized bedrooms. Externally there is a small foregarden and a rear garden.

## **Approach**

Front door.

#### Lounge

10' 4" x 10' 3" ( 3.15m x 3.12m )
Double glazed window to the front elevation.

## **Inner Hallway**

Door to stairs rising to first floor and through to;

## **Fitted Kitchen**

10' 7" x 10' 5" ( 3.23m x 3.17m )

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

## **Rear Lobby**

Door to side elevation and further door to:

#### **Shower Room**

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

## **First Floor Landing**

Doors to;

## **Bedroom One**

 $10^{\circ}$  5" x  $10^{\circ}$  5" ( 3.17m x 3.17m ) Double glazed window to the front elevation and radiator.

#### **Bedroom Two**

10' 5"  $\times$  10' 5" (  $3.17m \times 3.17m$  ) Double glazed window to the rear elevation and radiator.

# Outside

# 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

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/COV321649





Tenure: Freehold





<sup>1.</sup> 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.