



**Connells**

Lucian Close  
Coventry



## Property Description

A mid terrace property situated in the ever popular and convenient area of Walsgrave, Coventry, being close to University Hospital, great transport links and local amenities. Briefly comprises: ground floor lounge and fitted kitchen/diner. Upstairs there are three bedrooms and a fitted shower room. Outside there is a rear garden.

### Porch

Front door and window to side elevation.

### Lounge

17' 3" max x 9' 11" ( 5.26m max x 3.02m )  
Double glazed window to the front elevation, radiator and television point.

### Fitted Kitchen/Diner

17' 2" x 6' 10" ( 5.23m x 2.08m )  
Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Integrated electric oven and electric hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear elevation and double glazed patio doors leading to the rear garden.

### First Floor Landing

Doors to:

### Bedroom One

9' 9" plus recess x 9' ( 2.97m plus recess x 2.74m )  
Double glazed window to the front elevation and radiator.

### Bedroom Two

10' 11" x 7' 10" ( 3.33m x 2.39m )  
Double glazed window to the rear elevation and radiator.

### Bedroom Three

7' x 5' 10" ( 2.13m x 1.78m )  
Double glazed window to the front elevation and radiator.

### Fitted Shower Room

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

### Outside

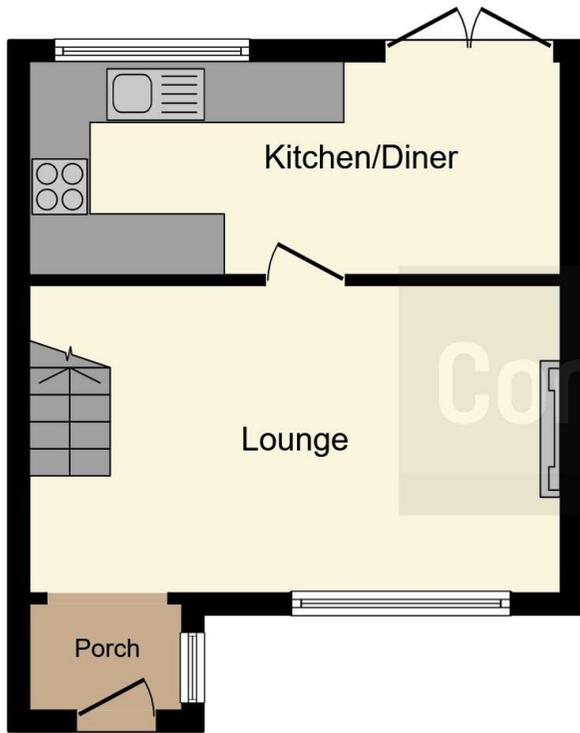
#### Front Garden

Lawned with access to front door.

#### Rear Garden

Patio area beyond being laid to lawn.





**Ground Floor**



**First Floor**



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)

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EPC Rating: C Council Tax  
 Band: B

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Tenure: Freehold



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