



**Connells**

Cherry Brook Way  
Coventry





## Property Description

A mid terrace family home situated in the residential area of Bell Green, convenient for local amenities and the M6 motorway networks. The accommodation briefly comprises: ground floor lounge, study and fitted kitchen. Upstairs there are three bedrooms and a fitted bathroom with separate w/c. Outside there are gardens to the front and rear of the property.

### Approach

Double glazed front door.

### Entrance Hall

Radiator.

### Fitted Kitchen

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 to the front elevation.

### Lounge

15' x 11' plus recess ( 4.57m x 3.35m plus recess )  
Double glazed window to the rear elevation and radiator.

### Study

8' x 4' 6" ( 2.44m x 1.37m )  
Door to the rear elevation.

### First Floor Landing

Doors to;

#### Bedroom One

12' x 11' 2" ( 3.66m x 3.40m )  
Double glazed window to the rear elevation, fitted wardrobe and radiator.

#### Bedroom Two

11' 3" x 7' 10" plus recess ( 3.43m x 2.39m plus recess )  
Double glazed window to the front elevation and radiator.

#### Bedroom Three

7' 4" plus recess x 7' ( 2.24m plus recess x 2.13m )  
Double glazed window to the rear elevation and radiator.

### Fitted Bathroom

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

### Separate Toilet

Comprising toilet and double glazed window to the front elevation.

## Outside

### Front Garden

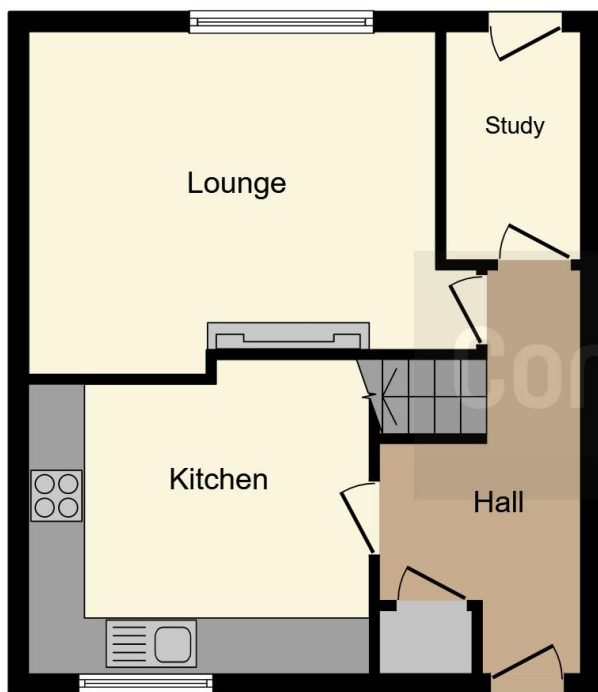
Lawned with access to front door.

### Rear Garden

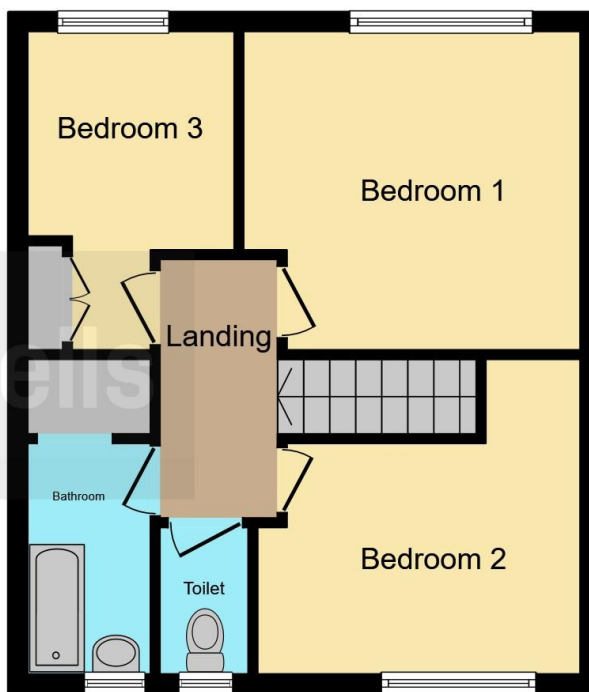
Patio area beyond being laid to lawn.







**Ground Floor**



**First Floor**

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**EPC Rating: C**

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Tenure: Freehold



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