



Connells

Gunton Avenue
Willenhall Coventry



Property Description

This mid terrace family home is situated in the residential area of Willenhall, being close to local amenities and Coventry city centre. The accommodation briefly comprises: ground floor w/c, lounge, fitted kitchen, and a conservatory. Upstairs there are three bedrooms and a fitted bathroom. Externally there is a forecourt to the front and garden to the rear.

Porch

Double glazed front door.

Entrance Hall

Stairs rising to first floor, radiator and tiled flooring.

Lounge/Dining Room

24' x 10' 1" (7.32m x 3.07m)

Double glazed window to the front elevation, two radiators, television point, laminate flooring and double glazed French doors to conservatory.

Fitted Kitchen

7' 8" plus recess x 5' 8" (2.34m plus recess x 1.73m)

Base mounted units incorporating an inset single drainer sink unit with work surfaces. Cooker point, space for domestic appliance, pantry cupboard and single double glazed window and door leading to the rear garden.

Conservatory

11' 1" x 8' 3" (3.38m x 2.51m)

Double glazed window to the rear elevation and door to;

Ground Floor W/C

Comprising toilet, tiled flooring and double glazed window to the rear elevation.

First Floor Landing

Doors to;

Bedroom One

12' 7" x 10' (3.84m x 3.05m)

Double glazed bay window to the front elevation and radiator.

Bedroom Two

10' 11" x 10' 2" (3.33m x 3.10m)

Double glazed window to the rear elevation and radiator.

Bedroom Three

7' 3" x 5' 8" (2.21m x 1.73m)

Double glazed window to the front elevation and radiator.

Fitted Bathroom

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

Loft Space

15' 11" x 10' 8" (4.85m x 3.25m)

Two double glazed skylights and power.

Outside

Rear Garden

Patio area beyond being laid to lawn.

Front Of Property

Forecourt with access to front door.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.





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 Council Tax
 Band: A

view this property online connells.co.uk/Property/COV321780



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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV321780 - 0005