



**Connells**

Wordsworth Road  
Poets Corner Coventry



### Property Description

**\*\*NO UPWARD CHAIN\*\*** Double bayed end of terrace property situated on a corner plot in the residential area of Poets Corner being conveniently located for University Hospital, Ball Hill shopping, Coventry city centre and the Midland Motorway Network via the A46 bypass. The accommodation briefly comprises: ground floor entrance hall, through lounge/diner and a fitted kitchen. To the first floor there are three bedrooms and a fitted bathroom. Outside there are gardens to three sides.

### Porch

Front door.

### Entrance Hall

Stairs to first floor, understairs cupboard,

### Through Lounge/Dining Room

22' 11" into bay x 11' 2" max ( 6.99m into bay x 3.40m max )

Double glazed bay window to the front elevation, further double glazed to the side & rear elevations and door to rear elevation. Radiator and laminate flooring.

### Kitchen

14' 6" x 6' 2" ( 4.42m x 1.88m )

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Gas cooker point, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the side elevation and door leading to the rear garden.

### First Floor Landing

Loft hatch and doors to;

### Bedroom One

12' 8" into bay x 9' 6" ( 3.86m into bay x 2.90m )

Double glazed bay window to the front

elevation, radiator and a further double glazed window to the side elevation.

### Bedroom Two

10' 8" x 10' 3" ( 3.25m x 3.12m )

Double glazed window to the rear and side elevations, radiator and cupboard housing combination boiler.

### Bedroom Three

7' 8" x 7' 4" ( 2.34m x 2.24m )

Double glazed window to the front elevation and radiator.

### Bathroom

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

### Outside





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

**view this property online [connells.co.uk/Property/COV322130](http://connells.co.uk/Property/COV322130)**

Tenure: Freehold



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