



Connells

Attoxhall Road
Coventry



Property Description

This ground floor maisonette is situated in the residential area of Wyken, being close to the University Hospital, local amenities and to M6 and M69 networks. The accommodation briefly comprises: lounge, fitted kitchen, two good sized bedrooms and a fitted bathroom.

Approach

Double glazed door.

Entrance Hall

Radiator, laminate flooring and storage cupboard.

Lounge

19' 11" x 14' 9" (6.07m x 4.50m)

Double glazed window to the side and rear elevations, radiator, television point and doors to kitchen.

Fitted Kitchen

8' 10" x 7' 8" (2.69m x 2.34m)

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

Bedroom One

14' 9" x 8' 8" plus recess (4.50m x 2.64m plus recess)

Double glazed window to the front & side elevations, built-in cupboard, laminate flooring and radiator.

Bedroom Two

11' 8" x 8' 9" (3.56m x 2.67m)

Double glazed window to the side elevations built-in cupboard, laminate flooring and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, radiator 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

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EPC Rating: C

view this property online connells.co.uk/Property/COV321668

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 May 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

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