



Connells

Patricia Close
Coventry



Property Description

****NO UPWARD CHAIN**** This mid terrace property is situated in the popular residential area of Tile Hill just off the A45 with easy access to motorway links, Warwick University, Finham Park School and close to local amenities. The accommodation briefly comprises: ground floor lounge, fitted kitchen and a fitted shower room. To the first floor there are three bedrooms and a fitted bathroom. Outside there is a rear garden.

Porch

Front door.

Entrance Hall

Doors to;

Lounge

20' 6" x 10' 8" (6.25m x 3.25m)

Two double glazed windows to the front elevation and a further double glazed window to the rear elevation. Radiator and laminate flooring.

Fitted Kitchen

13' 5" x 11' 2" (4.09m x 3.40m)

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

Shower Room

Tiled, comprising shower, wash hand basin, toilet.

First Floor Landing

Loft hatch, airing cupboard and doors to;

Bedroom One

13' 3" x 9' 6" (4.04m x 2.90m)

Two double glazed windows to the front elevation and radiator.

Bedroom Two

13' 5" x 10' 9" (4.09m x 3.28m)

Two double glazed windows to the rear elevation, cupboard and radiator.

Bedroom Three

9' 10" x 9' 10" (3.00m x 3.00m)

Double glazed window to the rear elevation, cupboard and radiator.

Fitted Bathroom

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

Outside

Rear Garden

Patio area beyond being laid to lawn with borders and gated rear access.

Agents Note

Service / Maintenance Charges:-
£17.16 pcm

It is our understanding that the property is not yet registered at Land Registry and that this will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.





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

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EPC Rating: C

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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.

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