



**Connells**

Cross Road  
Keresley End Coventry





## Property Description

Semi detached family home situated on a large corner plot in the residential area of Keresley End in a quite semi rural village close to local amenities and a sports field. This property is ideal for someone who is looking to put their own stamp on it. The accommodation briefly comprises: ground floor bathroom, through lounge, fitted kitchen and a lean-to. To the first floor there are three bedrooms and w/c. Outside there are gardens to three sides of the property and a garage.

## Approach

Front door.

## Entrance Hall

stairs rising to first floor, radiator and laminate flooring.

## Lounge

20' x 11' ( 6.10m x 3.35m )

Double glazed window to the front elevation, feature fireplace surround with gas fire, radiator, laminate flooring and double glazed patio doors opening onto the rear garden.

## Fitted Kitchen

12' 2" max x 9' ( 3.71m max x 2.74m )

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Cooker point, space for domestic appliance, radiator, laminate flooring, double glazed window to the rear elevation and double glazed door to the lean-to.

## Lean-To

13' x 4' 10" ( 3.96m x 1.47m )

Plumbing for washing machine, laminate flooring and double glazed door.

## Ground Floor Bathroom

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

## First Floor Landing

Double glazed window to the front elevation and doors to:

## Bedroom One

14' max x 11' max ( 4.27m max x 3.35m max )

Double glazed window to the rear elevation, radiator and laminate flooring.

## Bedroom Two

14' max x 9' 2" ( 4.27m max x 2.79m )

Double glazed window to the rear and side elevations, laminate flooring and radiator.

## Bedroom Three

9' 2" x 7' 7" ( 2.79m x 2.31m )

Double glazed window to the front elevation, radiator, cupboard and laminate flooring.

## Cloakroom

Tiled, comprising toilet, wash hand basin set into vanity unit, shaver point and double glazed window to the side elevation.

## Outside

### Front Of Property

Lawned with mature flower and shrub borders, pathway leads to side garden which is enclosed by timber panel fencing..leading to:

### Rear Garden

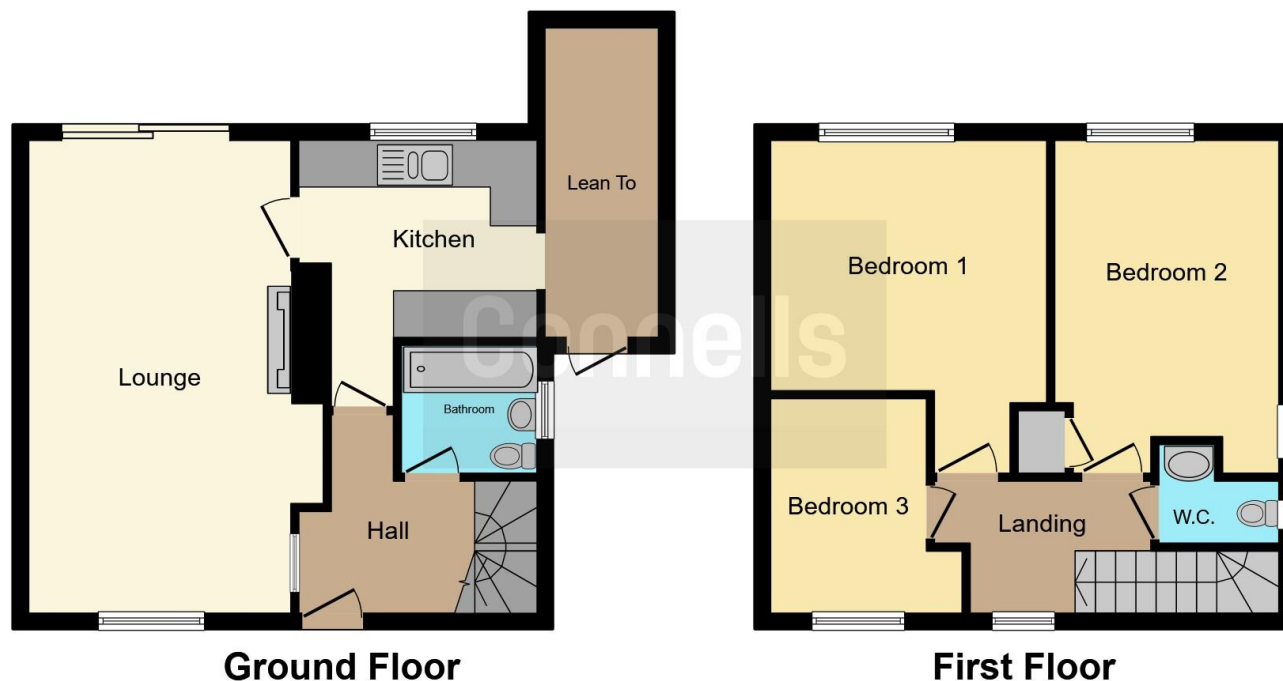
Patio with steps down a further patio.

## Garage

12' x 19' 8" ( 3.66m x 5.99m )

Up & over door, power and light. Gated access with dropped kerb and off-road parking.





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: A

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Tenure: Freehold



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