



**Connells**

Kingsley Terrace  
Coventry





### Property Description

This mid terrace starter home is situated in the residential area of Wood End and is close to local amenities and motorway networks. The accommodation briefly comprises: ground floor lounge, dining room and a fitted kitchen. Upstairs there are two double bedrooms and a fitted bathroom. Outside there is off road parking to the front and a rear garden.

### Front Entrance

Double glazed door, laminate flooring and two storage cupboards and door to dining room.

### Porch

Double glazed window to the front, double glazed door to the side elevation and an internal door to;

### Entrance Hall

Stairs to the first floor and door to lounge.

### Lounge

14' 2" max x 11' 7" ( 4.32m max x 3.53m )  
Double glazed internal window to the kitchen, radiator and gas fire. Door to dining room.

### Dining Room

10' 10" x 9' 4" ( 3.30m x 2.84m )  
Radiator and door to kitchen.

### Fitted Kitchen

17' 11" x 8' 8" ( 5.46m x 2.64m )  
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 double glazed sliding doors to the rear elevation.

### First Floor Landing

Doors to;

### Bedroom One

13' 11" plus recess x 10' 2" ( 4.24m plus recess x 3.10m )  
Double glazed window to the rear elevation, built-in cupboard and radiator.

### Bedroom Two

10' 11" x 10' 9" max ( 3.33m x 3.28m max )  
Double glazed window to the rear elevation, fitted wardrobe and radiator.

### Fitted Bathroom

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

### Outside

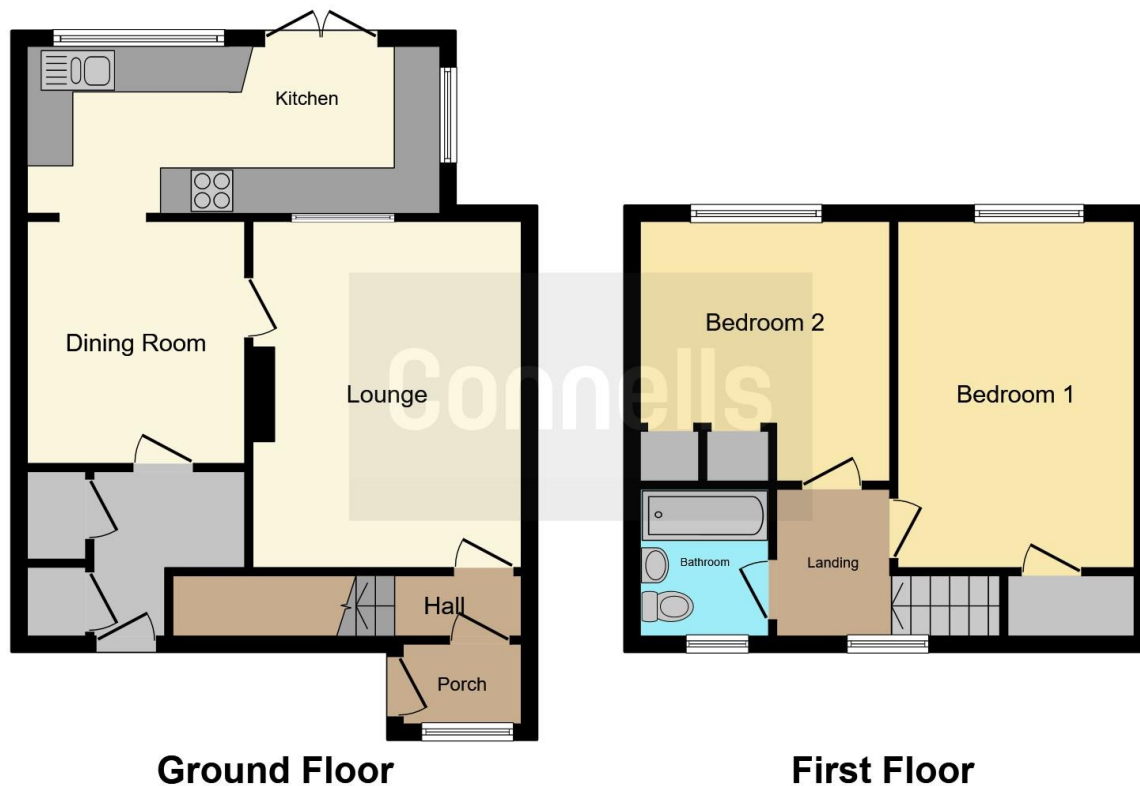
### Front Of Property

Off road parking for two vehicles.

### Rear Garden

Patio area beyond being laid to lawn.





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: D Council Tax  
 Band: A

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Tenure: Freehold



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