



Connells

Sunningdale Avenue
Coventry



Property Description

Located in the popular area of Holbrooks, this end of terrace property is offered with NO UPWARD CHAIN and would be ideal for those who are looking to put their own stamp on their home. The accommodation briefly comprises ground floor w/c, lounge, fitted kitchen/diner and a conservatory. To the first floor there are three bedrooms and a fitted bathroom. Outside there is off road parking to front and a rear garden.

Porch

5' 9" x 3' 1" (1.75m x 0.94m)

Double glazed door and window to the front elevation.

Entrance Hall

10' 9" x 5' 6" (3.28m x 1.68m)

Radiator and laminate flooring.

Lounge

15' 6" max x 11' 2" max (4.72m max x 3.40m max)

Double glazed window to the front elevation, laminate flooring, radiator and double doors to;

Fitted Kitchen/Diner

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point, space for domestic appliance, radiator, single glazed window to the side elevation.

Guest W/C

Comprising, toilet, wash hand basin and single glazed window to the side elevation.

Conservatory

14' 6" x 7' 1" (4.42m x 2.16m)

Single door to the rear elevation, radiator and ceiling fan.

First Floor Landing

Double glazed window to the side elevation, laminate flooring and doors to;

Bedroom One

13' 1" x 9' 10" max (3.99m x 3.00m max)

Double glazed window to the front elevation, fitted wardrobe and radiator.

Bedroom Two

11' x 10' (3.35m x 3.05m)

Double glazed window to the rear elevation, fitted wardrobe and radiator.

Bedroom Three

8' 8" x 7' 7" (2.64m x 2.31m)

Double glazed window to the front elevation and radiator.

Fitted Bathroom

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

Outside

Front Of Property

Off road parking for one vehicle and access to front door.

Rear Garden

Patio area beyond being laid to lawn with trees.





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: D Council Tax
 Band: A

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Tenure: Freehold



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