



Connells

Sunningdale Avenue
Coventry



Property Description

PUBLIC NOTICE - The vendor has been in receipt of an offer of £180,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts

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

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: A

view this property online connells.co.uk/Property/COV322159



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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