



Connells

Lichen Green
Coventry



Property Description

****NO UPWARD CHAIN**** A semi detached family home situated on a corner plot within close proximity to local amenities, Warwick University and sports centres. The accommodation briefly comprises: ground floor w/c, lounge and an open plan fitted kitchen/diner. To the first floor there are three bedrooms and a fitted bathroom. Outside there are front & rear gardens, garage and gated parking for one vehicle.

Approach

Double glazed door.

Entrance Hall

Stairs to first floor.

Guest W/C

Comprising toilet, wash hand basin and a double glazed window to the front elevation.

Lounge

17' 3" x 10' 4" (5.26m x 3.15m)
Double glazed window to the front elevation, radiator, gas fire and storage cupboard.

Open Plan Kitchen/Diner

Dining Area

13' 3" x 10' 5" (4.04m x 3.17m)
Double glazed doors to the rear elevation and radiator.

Kitchen Area

8' 9" x 7' 4" (2.67m x 2.24m)
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Integrated electric oven and electric hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the rear elevation.

First Floor Landing

Radiator and doors to;

Bedroom One

17' 1" x 10' 5" (5.21m x 3.17m)
Double glazed window to the front elevation and radiator.

Bedroom Two

10' 4" x 9' 7" (3.15m x 2.92m)
Double glazed window to the rear elevation and radiator.

Bedroom Three

10' 4" x 7' 5" (3.15m x 2.26m)
Double glazed window to the rear elevation and radiator.

Fitted Shower Room

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

Outside

Front Garden

Lawn and paved with access to front door.

Rear Garden

Patio area beyond being laid to lawn.

Garage

16' 10" x 8' 3" (5.13m x 2.51m)
With power.

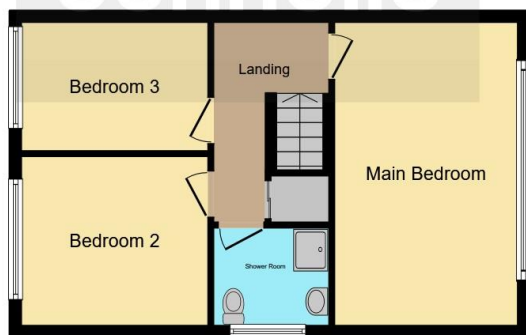
Rear Garden

Patio area beyond being laid to lawn. There is gated parking for one vehicle.





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

To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: Council Tax
 Awaited Band: C

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Tenure: Freehold



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