



Connells

Lawley Close
Coventry



Property Description

This well presented link detached family home is situated in a sought-after urban location of Tile Hill, being within easy reach of local amenities and transport links. The accommodation briefly comprises: ground floor w/c, lounge, reception room and a fitted kitchen. To the first floor there are three bedrooms, (bedroom one with balcony) and a fitted bathroom. Outside there is off-road parking, a private garden, garage and a balcony offering additional outdoor space.

Approach

Double glazed front door.

Entrance Hall

Stairs to first floor, radiator and laminate flooring.

Guest W/C

Comprising, toilet, wash hand basin and extractor fan.

Lounge

19' 4" x 12' 11" (5.89m x 3.94m)
Double glazed window to the front elevation and two radiators.

Fitted Kitchen

12' 8" x 9' 9" (3.86m x 2.97m)
Range of wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric double oven and electric hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, laminate flooring, double glazed window to the rear elevation and door to reception room.

Reception Room

11' 8" x 7' 4" (3.56m x 2.24m)
Double glazed window to the side elevation, radiator and double glazed French doors

opening onto the rear garden.

First Floor Landing

Doors to;

Bedroom One

12' 11" x 12' 1" (3.94m x 3.68m)
Double glazed window to the front elevation, fitted wardrobes along the main wall, radiator and door to balcony.

Bedroom Two

12' 11" x 9' 10" (3.94m x 3.00m)
Double glazed window to the rear elevation, built-in wardrobe and radiator.

Bedroom Three

7' 2" x 6' 10" (2.18m x 2.08m)
Double glazed window to the front elevation, laminate flooring and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, extractor fan, radiator, laminate flooring and double glazed window to the side elevation.

Outside

Front Of Property

Lawned with hedge borders and direct access to driveway providing off road parking.

Rear Garden

Landscaped garden with patio area beyond being laid to lawn with borders.

Garage

14' x 9' 6" (4.27m x 2.90m)

With power and the Valiant combination boiler.





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

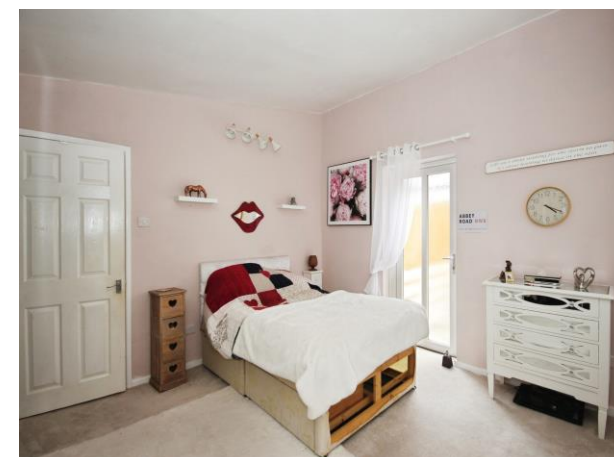
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Tenure: Freehold



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Property Ref: COV322338 - 0005