





Property Description

This HMO mid terrace property is situated in the residential area of Walsgrave being close to local amenities and Coventry University Hospital. The accommodation briefly comprises ground floor shower room, lounge/bedroom four and a fitted kitchen/diner. To the first floor there are three bedrooms, (bedroom one with en-suite) and a fitted shower room. Outside there is a driveway to the front providing off road parking, a garage en-bloc and a rear garden.

Approach

Double glazed front door.

Entrance Hall

Radiator.

Bedroom Four

17' 4" x 9' 5" (5.28m x 2.87m)

Double glazed window to the rear elevation, radiator and laminate flooring.

Ensuite

Comprising, shower cubicle, wash hand basin set into vanity unit, toilet and heated towel rail.

Fitted Kitchen/Diner

21' x 10' 11" (6.40m x 3.33m)

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the front & rear elevations and door leading to the rear garden

First Floor Landing

Loft hatch and doors to;

Bedroom One

12' 11" x 9' 7" (3.94m x 2.92m)

Double glazed window to the front elevation and radiator.

En-Suite Shower Room

Comprising shower cubicle, wash hand basin, toilet and extractor fan.

Bedroom Two

12' 1" x 9' 6" (3.68m x 2.90m)

Double glazed window to the front elevation, cupboard and radiator.

Bedroom Three

12' 8" x 6' 9" (3.86m x 2.06m)

Double glazed window to the rear elevation and radiator.

Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator, extractor fan, inset spotlights and double glazed window to the rear elevation.

Outside

Front Of Property

Driveway providing off road parking for two vehicles.

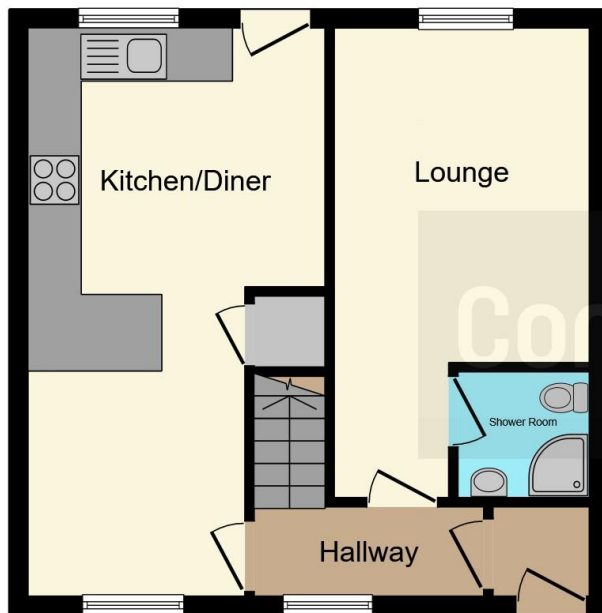
Rear Garden

Patio with raised stoned area.

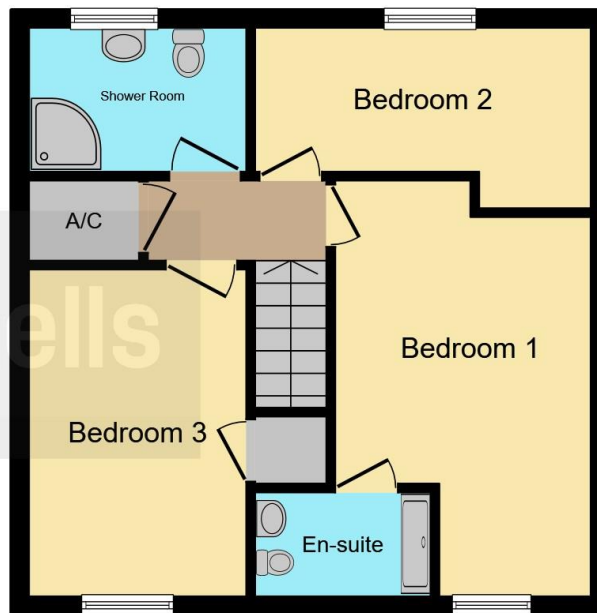
Garage

Garage en-bloc with an up and over door.





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: D Council Tax
 Band: B

view this property online connells.co.uk/Property/COV322209



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV322209 - 0005