



Connells

Marlwood Close
Longford Coventry



Property Description

Offered with NO CHAIN This two bedroom mid terrace property is situated in the popular area of Longford. The property benefits from a fitted kitchen, lounge, two double bedrooms and a family bathroom. to the front is off road parking. Viewing is advised

Approach

Double glazed door leading to:

Entrance Hallway

Stairs rising to the first floor and door to:

Lounge

15' 4" x 11' 2" max (4.67m x 3.40m max)
Double glazed window to the front aspect, central heating radiator, understairs storage cupboard and door to:

Kitchen/Diner

14' 5" x 9' 4" (4.39m x 2.84m)
The kitchen benefits from a range of wall and base mounted units incorporating an inset stainless steel sink drainer unit worksurfaces with tiled splashbacks over, electric cooker point, plumbing for washing machine, space for domestic appliances, double glazed door to the rear aspect and door opening onto the rear garden.

First Floor

Access to loft hatch, airing cupboard and doors to:

Bedroom One

14' 7" x 9' 3" max (4.45m x 2.82m max)
Double glazed window to the front aspect and a central heating radiator.

Bedroom Two

15' 9" max x 8' (4.80m max x 2.44m)
Double glazed window to the rear aspect and a central heating radiator.

Bathroom

Being tiled and comprising of a bath with shower over, low level wc, wash hand basin and a double glazed window to the rear aspect.

Outside

To the front is off road parking.

To the rear is a patio area beyond being laid to lawn with a storage shed and a rear gate.

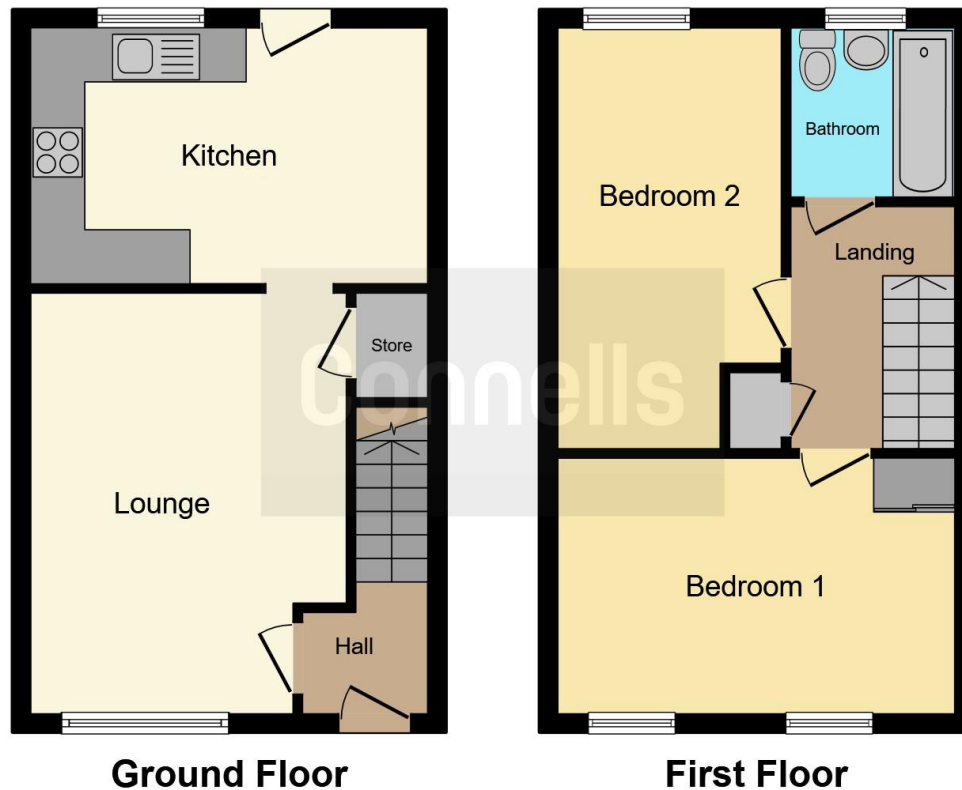
Agents Note

The service charge is £5.11pcm

Agents Note

It is our understanding that the property is not yet registered at Land Registry and this this will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.





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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38 New Union Street
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EPC Rating: C Council Tax
 Band: B

view this property online connells.co.uk/Property/COV322307



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.

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