



**Connells**

Pensilva Way  
Coventry



## Property Description

**\*\*NO UPWARD CHAIN\*\*** A great opportunity to acquire this end of terrace family home, situated in a cul-de-sac in the residential area of Hillfields, within close proximity to the city centre and local amenities. The accommodation briefly comprises ground floor w/c, entrance hall with built in storage space under the stairs, lounge and a fitted kitchen/diner. To the first floor there are three bedrooms and a fitted shower room. Outside there is a garage to the front and a rear garden.

## Approach

Front door.

## Entrance Hall

Stairs to first floor, understairs storage cupboard and to the right there is a further storage cupboard.

## Guest W/C

Comprising toilet and wash hand basin.

## Lounge

11' 9" x 19' ( 3.58m x 5.79m )  
Window to the rear elevation and door opening onto the rear garden.

## Fitted Kitchen/Diner

9' 4" x 11' 5" ( 2.84m x 3.48m )  
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated oven and gas hob with extractor over, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the front elevation.

## First Floor Landing

Two built-in storage cupboards and doors to;

## Bedroom One

11' 6" x 10' 6" ( 3.51m x 3.20m )  
Window to the front elevation, built-in wardrobe and radiator.

## Bedroom Two

9' 9" x 10' 6" ( 2.97m x 3.20m )  
Window to the rear elevation, built-in wardrobe and radiator.

## Bedroom Three

8' 3" x 8' 1" ( 2.51m x 2.46m )  
Window to the rear elevation and radiator.

## Fitted Shower Room

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



## Outside

### Front Of Property

Off road parking with direct access to the garage and access to the rear garden.

### Rear Garden

Paved patio with steps down to lawn and with gated rear access.

### Garage

Up and over door.





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](http://www.focalagent.com)

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EPC Rating: Council Tax  
 Awaited Band: B

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Tenure: Freehold



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