



Connells

Laurel Close  
Coventry





### Property Description

Situated on a corner plot this beautifully presented three bedroom end of terrace would make an ideal family home. The property is situated in Potters Green within easy reach of the local shops, schools & easy access to transport links and the UHCW. Briefly comprises: lounge, fitted kitchen, three first floor bedrooms & fitted bathroom. Externally there is a rear garden, off road parking & a garage.

### Approach

Composite front door to;

### Entrance Hallway

Laminate flooring leading to;

### Open Plan Lounge/Diner/Kitchen

#### Lounge/Dining Area

24' 4" x 16' 9" max ( 7.42m x 5.11m max )  
Double glazed window to the front elevation, radiator, stairs rising to the first floor with understairs storage cupboard, laminate flooring, internal door to garage and double glazed patio doors to the rear garden.

Lounge is open to;

#### Fitted Kitchen Area

10' 7" x 7' 4" ( 3.23m x 2.24m )  
Range of wall and base mounted units incorporating an inset one & a half bowl single drainer stainless steel sink unit with work surfaces over. Integrated electric oven and electric hob, space for domestic appliances, radiator, laminate flooring and double glazed window to the rear elevation.

### First Floor Landing

Access via pull down ladder to loft space, cupboard and doors to:

### Bedroom One

11' 3" x 10' including recess ( 3.43m x 3.05m including recess )  
Double glazed window to the front elevation, built-in wardrobes, television point and radiator.

### Bedroom Two

8' 11" max x 9' 1" max ( 2.72m max x 2.77m max )  
Double glazed window to the rear elevation, built-in wardrobes, television point and radiator.

### Bedroom Three

8' x 7' 10" ( 2.44m x 2.39m )  
Double glazed window to the front elevation, television point and radiator.

### Bathroom

Tiled, comprising a corner bath, wash hand basin, toilet, heated towel rail, inset spotlights and double glazed window to the rear elevation.

### Outside

#### Front Of Property

Off road parking for several vehicles and lawn to the side.

#### Rear Garden

Paved area with astroturf and path leading to a usefull storage area.

#### Garden Room

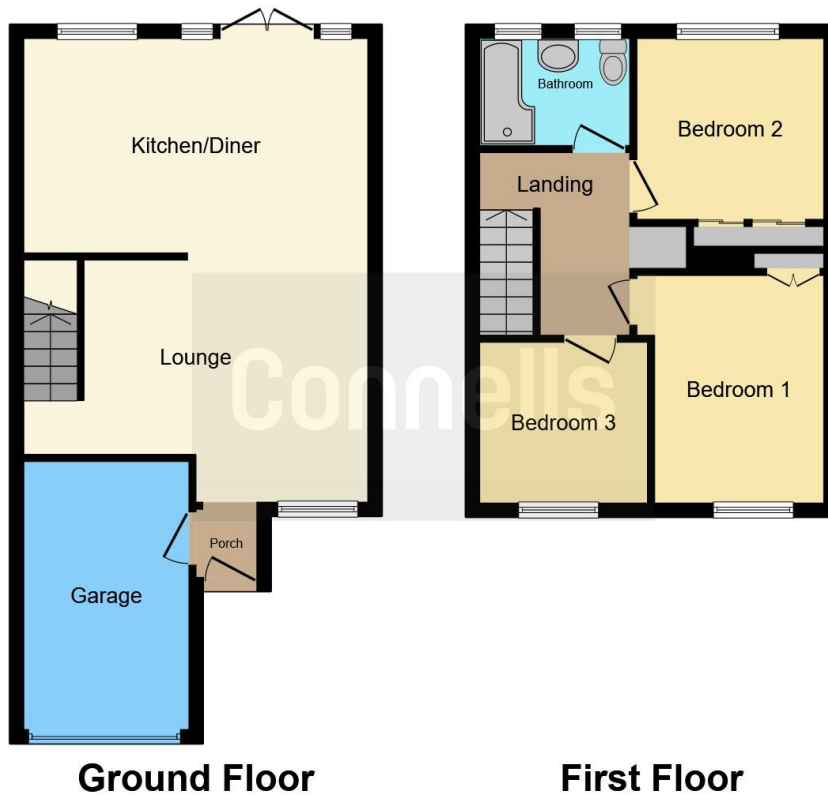
14' 1" x 13' 6" ( 4.29m x 4.11m )  
Being of timber construction, french doors to the garden and has a further storage area to the side.

#### Garage

12' 10" x 8' 1" ( 3.91m x 2.46m )  
the garage has been converted

internally with stud work and has an internal door to the hallway. The electric roller shutter door is still in place.





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: D Council Tax  
 Band: A

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Tenure: Freehold



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