

Connells

Charles Street
Gun Hill Coventry

Charles Street Gun Hill Coventry CV7 8GN







Property Description

Pleasantly situated within the popular semirural village location of New Arley, here is an excellent opportunity to acquire a much improved and well presented freehold traditional mid terraced residence. Having the benefit of gas central heating and Upvc double glazing and offered for sale with No Upward chain.

The well-proportioned accommodation briefly comprises - Entrance hallway with stairs off to the first floor, lounge with access leading into a dining room with further access leading into a fitted kitchen having a comprehensive range of matching units including a built-in oven and hob. There is a re-fitted downstairs bathroom being fully tiled.

To the first floor there is a landing and 3 bedrooms.

Outside the property benefits from a front driveway providing parking, to the rear there is a well-presented patio area with pergola leading to a good-sized detached garage.

Entrance Hallway

Having stairs off to the first floor.

Lounge

14' 6" x 10' 9" (4.42m x 3.28m)
Having dual upvc double glazed windows, feature fire place and understairs storage

Dining Room

8' 4" x 7' 9" (2.54m x 2.36m)

Kitchen

10' 1" x 5' 8" (3.07m x 1.73m)

Having a matching range of base, drawer and wall units, sink unit, built-in oven and hob. Upvc double glazed window, Upvc double glazed rear door.

Bathroom

8 4" x 5' 2" (2.54m x 1.57m) Being re-fitted and fully tiled, having .wc, hand wash basin set in vanity unit, bath. wall mounted heated towel rail.

First Floor Landing

Having loft access.

Bedroom 1

14' 7" Max x 11' 4" (4.45m Max x 3.45m)

Having dual Upvc double glazed windows.

Bedroom 2

10' 6" x 6' 9" (3.20m x 2.06m) Having Upvc double glazed window, built-in airing cupboard housing gas fired combi boiler.

Bedroom 3

7' 6" x 6' 9" (2.29m x 2.06m) Having Upvc double glazed window

Outside

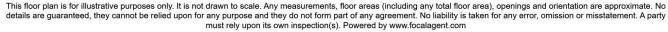
Having a driveway providing off road parking, Rear car access leading to a detached garage and patio area.

Garage 16' 4" x 12' 3" (4.98m x 3.73m)









To view this property please contact Connells on

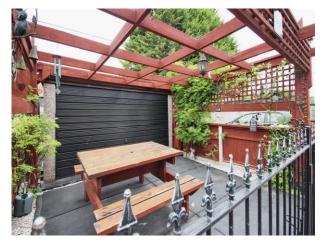
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EPC Rating: C Council Tax Band: A

view this property online connells.co.uk/Property/COV322447





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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