



Connells

Signals Drive
Coventry



Property Description

This well presented modern town house is superbly located for all local amenities with rear garden and garage. The accommodation briefly comprises: ground floor w/c, lounge and fitted kitchen. To the first floor there are two bedrooms and a fitted bathroom. To the second floor there are two bedrooms with main bedroom with en-suite.

Approach

Front door.

Entrance Hall

Stairs to first floor, radiator.

Guest W/C

Comprising toilet and wash hand basin.

Fitted Kitchen

17' 8" x 7' 10" (5.38m x 2.39m)

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Integrated electric oven and gas hob with extractor hood, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the front elevation.

Lounge

12' 10" x 14' 5" (3.91m x 4.39m)

Radiator and double glazed French doors opening onto the rear garden.

First Floor Landing

Stairs to second floor.

Bedroom Two

12' 4" x 12' 9" (3.76m x 3.89m)

Double glazed window to the rear elevation and radiator.

Bedroom Three

11' 1" x 6' 3" (3.38m x 1.91m)

Double glazed window to the front elevation and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin and toilet.

Second Floor Landing

Doors to;

Main Bedroom

15' 3" x 10' 9" (4.65m x 3.28m)

Double glazed window to the rear elevation, fitted wardrobe and radiator.

En-Suite

Comprising, shower cubicle, wash hand basin, toilet and radiator.

Bedroom Four

11' 9" x 10' 10" (3.58m x 3.30m)
Double glazed window to the front elevation
and radiator.

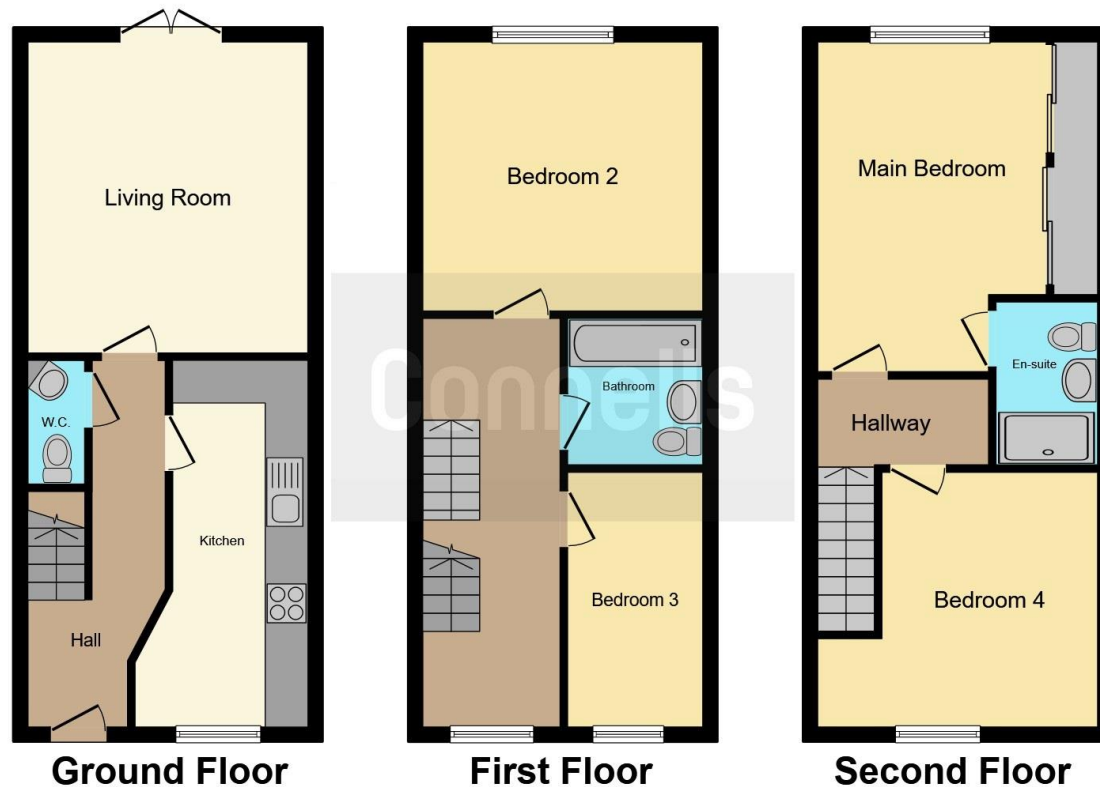
Outside

Rear Garden

Patio area beyond being laid to lawn with
pathway to bottom of the garden.

Garage





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

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T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: B Council Tax
 Band: C

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Tenure: Freehold



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