



296

Connells

Mitchell Avenue
Coventry



Property Description

****NO UPWARD CHAIN**** Located in Canley, this semi detached property is within walking distance to a primary school and a secondary school, also being close to local amenities & Warwick University. The accommodation briefly comprises: ground floor shower room,, lounge and a fitted kitchen, To the first floor there are two bedrooms and a fitted bathroom.

Approach

Front door.

Entrance Hall

Double glazed window to the front elevation, stairs to first floor and doors to;

Lounge

13' 2" x 7' 2" (4.01m x 2.18m)
Double glazed window to the front elevation, radiator.

Fitted Kitchen

14' x 10' 9" (4.27m x 3.28m)
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated oven and hob with extractor fan, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the rear elevation and door to shower room.

Shower Room

Comprising shower cubicle, wash hand basin, toilet and double glazed window to the rear elevation.

First Floor Landing

Doors to;

Bedroom One

12' 9" x 9' 2" (3.89m x 2.79m)
Double glazed window to the front elevation, fitted wardrobes and radiator.

Bedroom Two

10' 9" x 8' 9" (3.28m x 2.67m)
Double glazed window to the rear elevation and radiator.

Fitted Bathroom

Comprising bath, wash hand basin, toilet and double glazed window to the rear elevation.

Outside

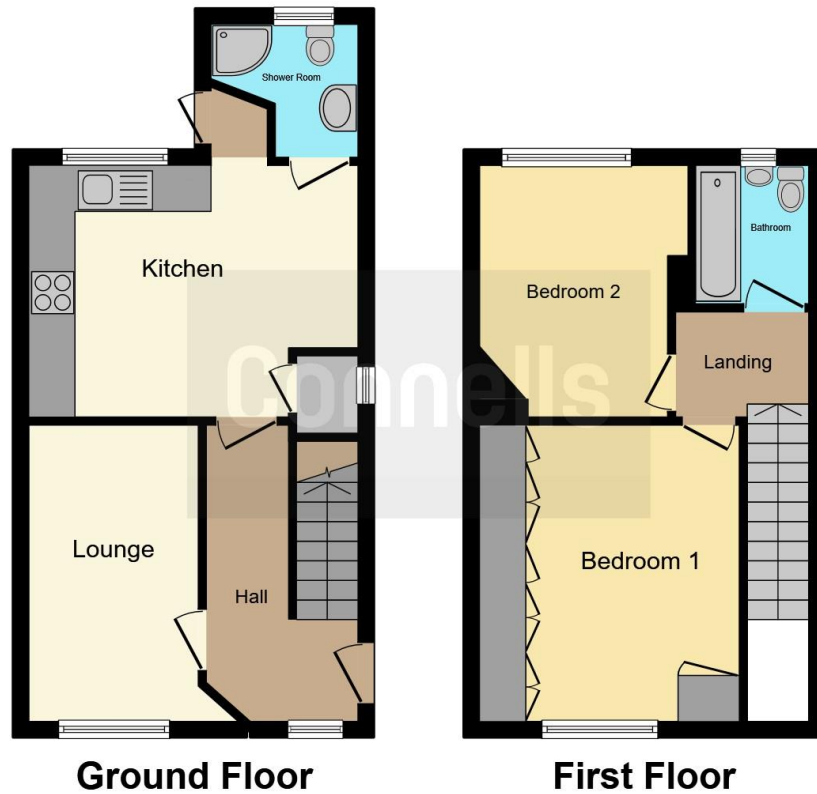
Front Of Property

Lawned with access to driveway providing off road parking.

Rear Garden

Timber 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

To view this property please contact Connells on

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

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: D Council Tax
 Band: A

view this property online connells.co.uk/Property/COV322632



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV322632 - 0005