







## Property Description

This lovely two bedroom mid terrace property is situated in a new development and popular residential area of Tile Hill within easy reach of local amenities and the A45 motorway link. The accommodation briefly comprises ground floor: guest w/c, lounge and a fitted kitchen. Upstairs there are two good sized bedrooms and a fitted bathroom. Externally there is a rear garden, off road parking to front, plus an additional parking space to the end of the property.

There is an option to buy a 50% shared ownership.

## Approach

Upvc front door.

## Entrance Hall

Stairs rising to first floor, understairs cupboard.

## Guest W/C

Comprising toilet and wash hand basin.

## Open Plan Lounge/Kitchen

### Lounge

15' 11" x 13' 5" ( 4.85m x 4.09m )  
Double glazed window to the rear elevation, radiator and double glazed doors leading to the rear garden.

## Fitted Kitchen

10' 10" x 8' 10" ( 3.30m x 2.69m )  
Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Electric oven and gas hob with cookerhood over, plumbing for washing machine, space for domestic appliance, radiator, double glazed window to the front elevation.

## First Floor Landing

Double glazed window to the front elevation and doors to;

## Bedroom One

12' 6" x 9' 1" ( 3.81m x 2.77m )  
Double glazed window to the front elevation and radiator.

## Bedroom Two

12' 3" x 8' 7" ( 3.73m x 2.62m )  
Double glazed window to the rear elevation and radiator.

### Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, radiator and double glazed window to the rear elevation.

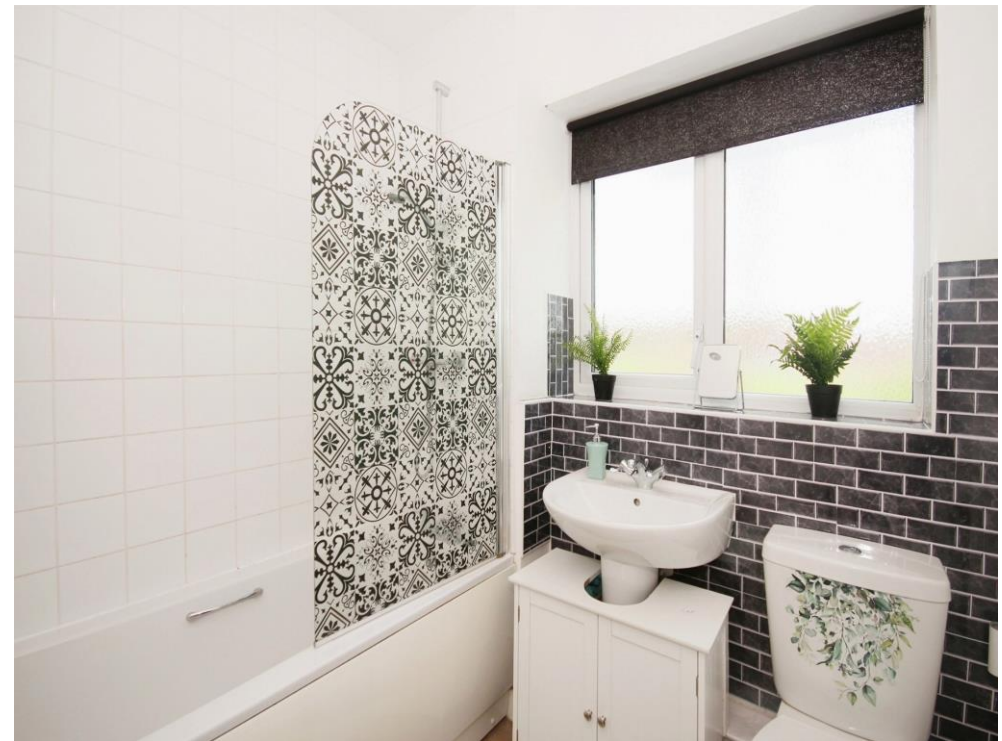
### Outside

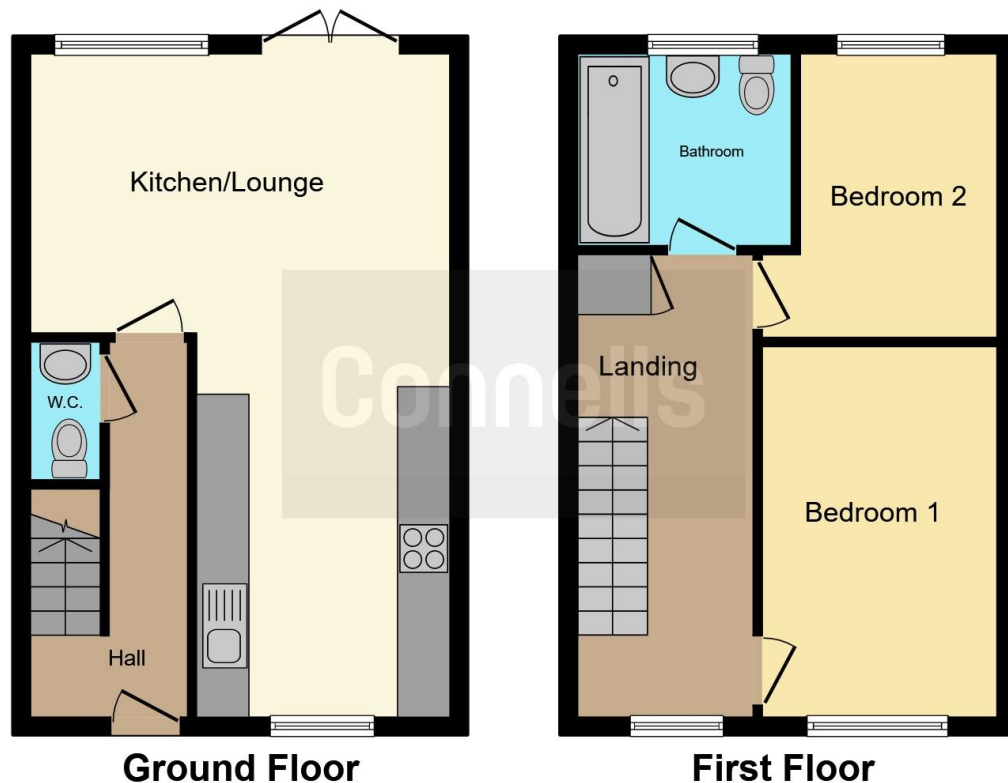
### Front Of Property

Off road parking for one vehicle to the front, plus an additional parking space to the end of the property.

### Rear Garden

Patio area beyond being laid to lawn.





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)

To view this property please contact Connells on

**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
 COVENTRY CV1 2HN

EPC Rating: B

Council Tax  
 Band: B

Service Charge: 59.23  
 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/COV322820](http://connells.co.uk/Property/COV322820)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: COV322820 - 0007