



Connells

Ryder Row  
New Arley Coventry





## Property Description

This well presented end of terrace family home is nestled within the charming village of New Arley, Warwickshire, close to local amenities and transport links and is ideal for first-time buyers, small families, or those looking to downsize without compromising on location or comfort. The accommodation briefly comprises: entrance hall, guest w/c, lounge, extended fitted breakfast kitchen opening onto the rear garden and a utility room. Upstairs there are three bedrooms and a fitted bathroom. Outside there is a larger than average rear garden and an allocated parking spot at the side of the property.

## Approach

Front door.

## Entrance Hall

Stairs to first floor.

## Lounge

14' 5" x 11' 11" ( 4.39m x 3.63m )

Double glazed window to the front elevation, radiator, laminate flooring and door to;

## Fitted Breakfast Kitchen

14' 10" x 15' 10" ( 4.52m x 4.83m )

Range of wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric double oven and electric hob with cookerhood over, integrated dishwasher, double glazed windows to the side & rear elevations and double glazed door leading to the rear garden.

## Utility Room

Comprising, plumbing for washing machine and door to breakfast kitchen.

## Guest W/C

Comprising, toilet, wash hand basin, heated towel rail and double glazed window to the side elevation.

## First Floor Landing

Doors to:

## Bedroom One

11' 9" x 8' 6" ( 3.58m x 2.59m )

Double glazed window to the front elevation and radiator.

## Bedroom Two

11' x 7' 5" ( 3.35m x 2.26m )

Double glazed window to the rear elevation and radiator.



### Bedroom Three

7' 8" x 7' 8" ( 2.34m x 2.34m )

Double glazed window to the rear elevation and radiator.

### Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, heated towel rail and double glazed window to the front elevation.

### Outside

### Rear Garden

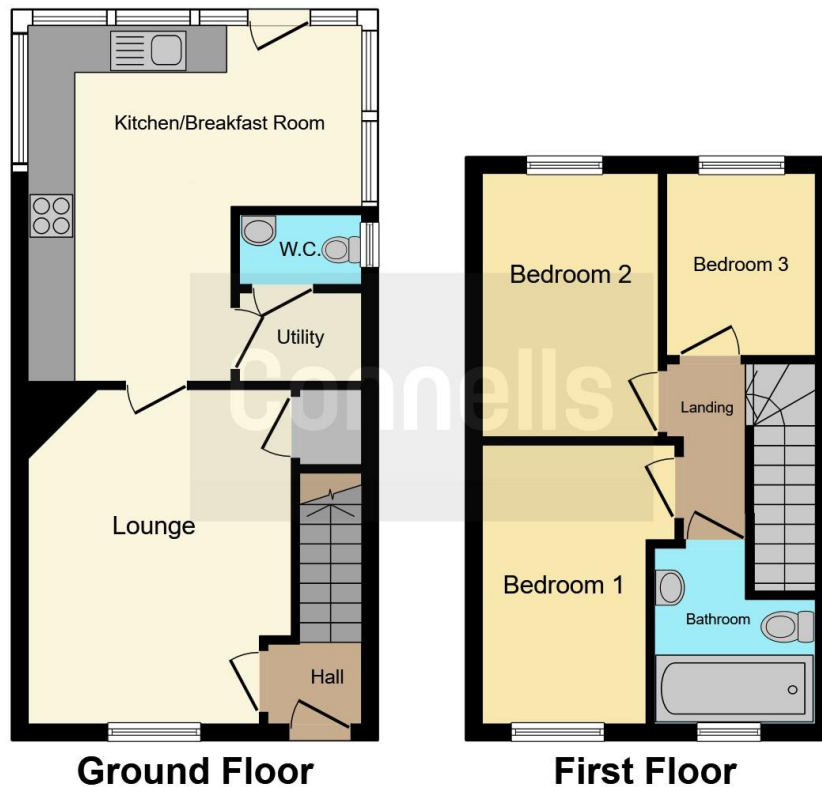
Larger than average garden with patio area beyond being laid to lawn.

### Front Of Property

Low maintenance garden with parking spot to the side of the property.







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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