





## Property Description

**\*\*NO UPWARD CHAIN\*\*** This mid terrace property is situated in the residential area of Walsgrave, close to local amenities and transport links. The accommodation briefly comprises; ground floor w/c, lounge and a fitted kitchen/diner. To the first floor there are three bedrooms and a fitted bathroom. Outside there is a rear garden.

### Approach

Front door.

### Entrance Hall

Stairs to first floor and doors to;

### Lounge

14' 7" x 11' 4" ( 4.45m x 3.45m )  
Double glazed window to the front elevation and radiator.

### Fitted Kitchen/Diner

17' 7" x 11' 3" ( 5.36m x 3.43m )  
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Cooker point, plumbing for automatic washing machine, space for domestic appliance, radiator, two double glazed windows to the rear elevation and double glazed door leading to the rear garden.

### First Floor Landing

Airing cupboard, loft hatch and doors to;

### Bedroom One

14' 5" x 11' 6" max ( 4.39m x 3.51m max )  
Double glazed window to the front elevation and radiator.

### Bedroom Two

11' 9" max x 10' 11" max ( 3.58m max x 3.33m max )  
Double glazed window to the rear elevation and radiator.

### Bedroom Three

8' 9" x 8' 7" ( 2.67m x 2.62m )  
Double glazed window to the front 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

### Rear Garden

Larger than average garden being mainly laid to lawn.

### Agents Note

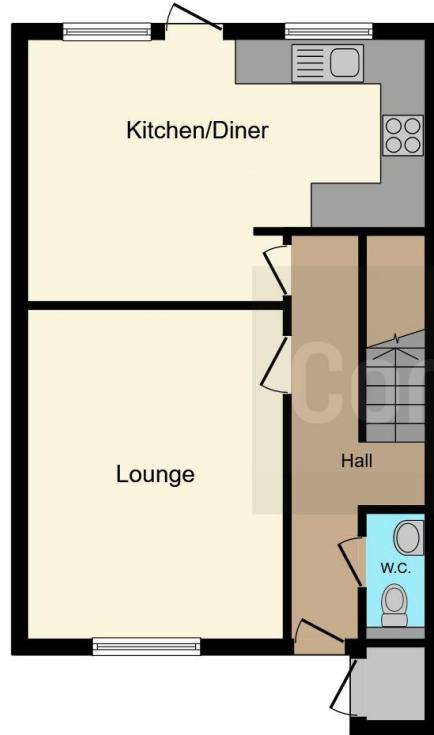
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We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Service / Maintenance Charges:- £6.02 pcm

Grounds Maintenance £4.24  
Refuse Disposal £1.78





**Ground Floor**



**First Floor**

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

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38 New Union Street  
COVENTRY CV1 2HN

EPC Rating: C    Council Tax  
Band: B

view this property online [connells.co.uk/Property/COV322666](http://connells.co.uk/Property/COV322666)



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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Property Ref: COV322666 - 0005