



Connells

Harris Road
Coventry



Property Description

A fully re-furbished mid terrace property situated in a convenient location close to Binley Road, providing easy access to the City Centre, local shops and bus routes. The accommodation briefly comprises: ground floor entrance hall, lounge, dining room and a re-fitted kitchen. Upstairs there are three bedrooms and a re-fitted bathroom. Outside there is a walled foregarden to the front, larger than average rear garden and garage.

Approach

Front door;

Entrance Hall

Stairs to first floor.

Lounge

14' 9" into bay x 11' 10" max (4.50m into bay x 3.61m max)

Double glazed bay window to the front elevation and radiator.

Dining Room

11' 1" max x 10' 3" (3.38m max x 3.12m)

Radiator and double glazed patio doors & window to conservatory.

Conservatory

9' 1" x 9' 1" (2.77m x 2.77m)

Double glazed windows and doors to the rear elevation.

Re-Fitted Kitchen

14' 6" x 6' 2" plus alcove (4.42m x 1.88m plus alcove)

Base mounted units incorporating an inset one & a half bowl single drainer sink unit with work surfaces with up-stands matching the worktops. Space for a free-standing cooker, space for fridge freezer, two double glazed windows.

W/C/ Utility

Comprising toilet, wash hand basin, space for a washing machine and double glazed window to the side elevation.

First Floor Landing

Doors to;

Bedroom One

13' x 10' 3" max (3.96m x 3.12m max)

Double glazed window to the front elevation and radiator.

Bedroom Two

11' 1" max x 10' 2" (3.38m max x 3.10m)
Double glazed window to the rear elevation and radiator.

Bedroom Three

9' 3" x 7' 2" (2.82m x 2.18m)
Double glazed window to the front elevation and radiator.

Re-Fitted Bathroom

Tiled, comprising bath with rainfall shower over, wash hand basin set into vanity unit, toilet, heated towel rail and double glazed window to the rear elevation.

Outside

Front Of Property

Foregarden with access to front door.

Rear Garden

Larger than average garden.

Garage

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly





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

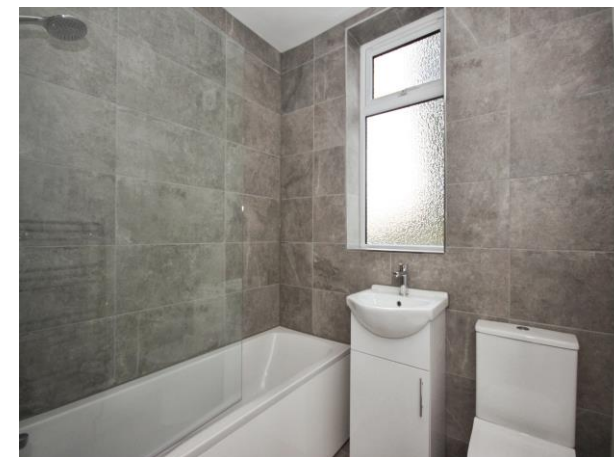
To view this property please contact Connells on

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38 New Union Street
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EPC Rating: C Council Tax
 Band: A

view this property online connells.co.uk/Property/COV322907



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.

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Property Ref: COV322907 - 0007