



**Connells**

The Lindfield  
Coventry





## Property Description

This modernised mid terrace family home is situated in the heart of Stoke Aldermoor, being close to Jaguar Land Rover, local amenities and bus routes. The accommodation briefly comprises: ground floor lounge with underfloor heating, dining room and a re-fitted kitchen. To the first floor there are three bedrooms and a re-fitted bathroom. Outside there is off road parking to the front and a rear garden.

## Approach

Front door.

## Entrance Hall

Stairs to first floor, radiator.

## Lounge

23' x 9' 11" ( 7.01m x 3.02m )  
Double glazed window to the front elevation, feature electric fire, radiator, underfloor heating and double glazed French doors opening onto the rear garden.

## Fitted Kitchen

9' 8" x 9' ( 2.95m x 2.74m )  
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Integrated electric oven and hob with extractor hood, plumbing for automatic washing machine, space for domestic appliance and through to;

## Dining Room

14' 4" x 9' 3" ( 4.37m x 2.82m )  
Double glazed door to the rear elevation and radiator.

## First Floor Landing

Doors to;

## Bedroom One

14' 9" x 8' 5" ( 4.50m x 2.57m )  
Two double glazed windows to the rear elevation, fitted wardrobe and radiator.

## Bedroom Two

11' 10" x 9' 3" ( 3.61m x 2.82m )  
Two double glazed windows to the front elevation, fitted wardrobe and radiator.

## Bedroom Three

11' 6" x 9' 10" ( 3.51m x 3.00m )  
Double glazed window to the front elevation and radiator.

## Re-Fitted Bathroom

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

## Outside

### Front Of Property

Driveway providing off road parking for two vehicles.

### Rear Garden

Paved with raised lawned area and 2 storage sheds.





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: Council Tax  
 Awaited Band: A

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Tenure: Freehold



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