



Connells

Firedrake Croft
Coventry



Property Description

This modern town house is located in a popular development conveniently in Stoke, situated for access to the city centre. local amenities and Coventry University. The accommodation briefly comprises: ground floor comprises; guest w/c, lounge/dining room and a fitted kitchen. On the first floor there are two double bedrooms and a fitted bathroom. On the top floor is the master bedroom and a shower room. Outside there is a garage to the side with parking for one car directly in front, a rear garden and further parking space directly in front of the house.

Approach

Front door.

Entrance Hall

Stairs to first floor, radiator, storage cupboard.

Guest W/C

Comprising, toilet, wash hand basin, radiator and double glazed window to the front elevation.

Fitted Kitchen

12' 6" x 6' 2" (3.81m x 1.88m)

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the front elevation.

Dining Room

9' 5" x 6' 3" (2.87m x 1.91m)
Storage Cupboard and door to;

Lounge

12' 10" x 11' 4" (3.91m x 3.45m)
Radiator, feature fireplace surround and double glazed doors opening onto the rear garden.

First Floor Landing

Stairs to second floor, radiator and doors to;

Bedroom Two

10' 2" max x 12' 9" (3.10m max x 3.89m)

Two double glazed windows to the front elevation and radiator.

Bedroom Three

12' 10" x 10' 3" (3.91m x 3.12m)

Double glazed window to the rear elevation and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin set into vanity unit, toilet, radiator and extractor fan.

Second Floor Landing

Door to;

Master Bedroom

15' 2" x 12' 4" (4.62m x 3.76m)

Double glazed window to the front elevation, walk-in closet and radiator.

Shower Room

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

Outside

Front Of Property

Lawned area with access to front door.

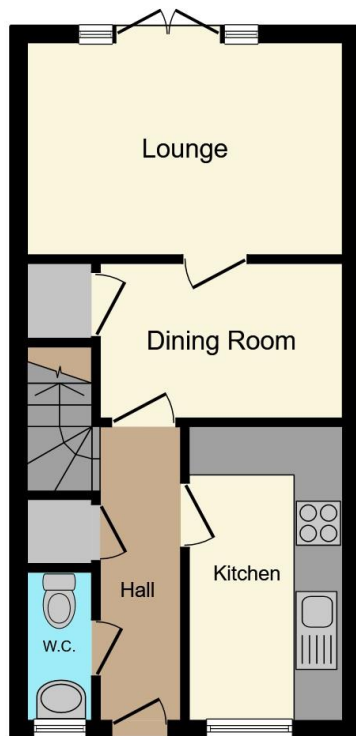
Rear Garden

With rear pedestrian access.

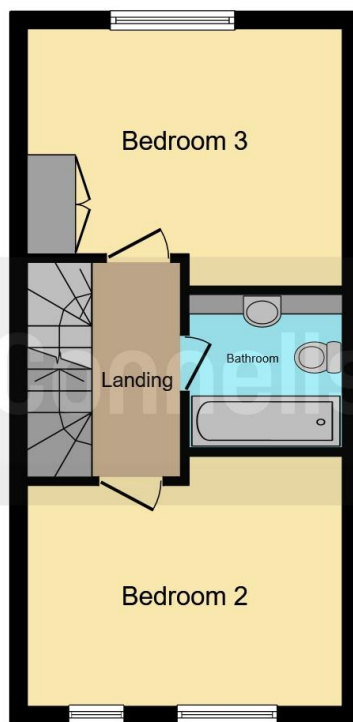
Agents Note

The vendor has confirmed that there is a new Worcester Bosch boiler was installed fairly recently (about 2 years ago).





Ground Floor



First Floor



Second 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

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

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Tenure: Freehold



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