



Connells

Middlemarch Road
Coventry



Property Description

This extended double bayed end of terrace property is situated on a prominent corner position with a two storey rear extension as well as a single storey side extension providing generous family accommodation. The property briefly comprises: ground floor through lounge/dining room, sitting room, family room, study, extended fitted kitchen and a fitted bathroom. Upstairs there are four bedrooms, fitted shower and loft room. Outside there is brick garage, off road parking to the front and a low maintenance rear garden.

Approach

Double glazed front door.

Entrance Hall

Radiator, laminate flooring.

Through Lounge/Dining Room

25' 5" x 11' 7" (7.75m x 3.53m)

Double glazed bay window to the front elevation, laminate flooring and two radiators.

Sitting Room

13' 8" x 9' 4" (4.17m x 2.84m)

Double glazed doors leading to the rear garden, laminate flooring and radiator.

Family Room

20' 7" x 8' 10" (6.27m x 2.69m)

Double glazed window to the side elevation, laminate flooring, radiator.

Study

8' 10" x 8' (2.69m x 2.44m)

Double glazed window to the side elevation, radiator and laminate flooring.

Extended Fitted Kitchen

22' 7" x 6' 4" (6.88m x 1.93m)

Range of wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Gas cooker range with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, tiled flooring, double glazed window to the rear elevation.

Fitted Bathroom

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

First Floor Landing

Walk-in closet, laminate flooring and doors to;

Bedroom One

14' 1" max x 11' (4.29m max x 3.35m)

Double glazed window to the front elevation, fitted wardrobes, laminate flooring and radiator.

Bedroom Two

11' x 10' 10" (3.35m x 3.30m)

Double glazed window to the side elevation, fitted wardrobe, laminate flooring and radiator.

Bedroom Three

10' 6" x 8' 7" (3.20m x 2.62m)

Double glazed window to the rear elevation, laminate flooring and radiator.

Bedroom Four

6' 10" x 5' 11" (2.08m x 1.80m)

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

Fitted Shower Room

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

Second Floor

Loft Room

12' 11" x 12' 1" max (3.94m x 3.68m max)

Double glazed skylight to the front elevation, double glazed window to the side elevation, laminate flooring. and radiator.

Outside

Front Of Property

Gated access to driveway providing off road parking for several vehicles.

Rear Garden

Low maintenance paved garden.

Garage

Brick garage.





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: B

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Tenure: Freehold



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