



**Connells**

Angela Avenue  
COVENTRY





## Property Description

This mid terrace family home is situated in the popular residential area Potters Green in Coventry, within easy access to local amenities, the M6 Motorway network and the Coventry University Hospital. The accommodation briefly comprises: ground floor study, through lounge/dining room and a fitted kitchen. To the first floor there are three bedrooms and a fitted bathroom. Outside there is a garage and gardens to the front & rear of the property

## Approach

Front door.

## Entrance Hall

Stairs to first floor, laminate flooring.

## Lounge/Dining Room

22' x 10' 3" ( 6.71m x 3.12m )

Double glazed window to the front elevation, feature fireplace surround, radiator, laminate flooring and a further double glazed window to the rear elevation.

## Fitted Kitchen

8' 6" x 7' 5" ( 2.59m x 2.26m )

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Cooker point with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear elevation and door leading to the rear garden.

## First Floor Landing

Doors to;

## Bedroom One

12' 1" x 9' 8" ( 3.68m x 2.95m )

Double glazed window to the front elevation and radiator.

## Bedroom Two

9' 9" x 9' 8" ( 2.97m x 2.95m )

Double glazed window to the rear elevation and radiator.

## Bedroom Three

8' 6" x 6' 6" ( 2.59m x 1.98m )

Double glazed window to the front elevation and radiator.

## Fitted Bathroom

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

## Outside

## Front Of Property

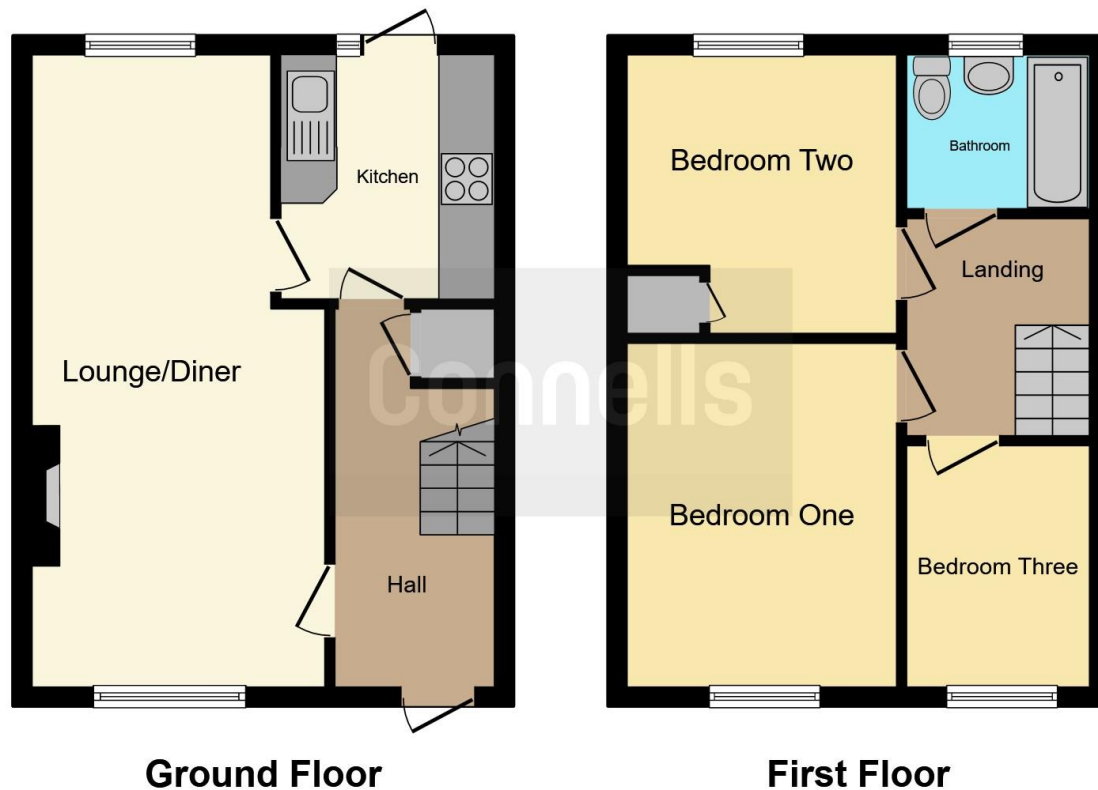
Off road parking for several vehicles and access to front door.

## Rear Garden

## Garage

With an up and over door.





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: C    Council Tax  
 Band: A

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Tenure: Freehold



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