



**Connells**

Hall Green Drive  
Exhall Coventry



## Property Description

This modern end of terrace family home is situated on Hall Green Drive in Bedworth close to local amenities, Bedworth town centre and the A444. The accommodation briefly comprises: ground floor guest w/c, lounge and a fitted kitchen. To the first floor there are three bedrooms and a fitted shower room. Outside there is allocated parking and a rear garden.

## Approach

Front door.

## Entrance Hall

Stairs to first floor.

## Lounge

16' 2" x 11' 3" ( 4.93m x 3.43m )

Double glazed doors opening onto the rear garden.

## Fitted Kitchen/Diner

16' 1" x 13' 1" ( 4.90m x 3.99m )

Wall and base mounted units incorporating an inset single drainer 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, double glazed window to the front elevation.

## Guest W/C

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

## First Floor Landing

Doors to;

### Bedroom One

13' 2" x 9' 1" ( 4.01m x 2.77m )

Double glazed window to the front elevation, built-in wardrobe and radiator.

### Bedroom Two

12' 4" x 7' ( 3.76m x 2.13m )

Double glazed window to the rear elevation.

### Bedroom Three

9' x 8' 9" ( 2.74m x 2.67m )

Double glazed window to the front elevation and radiator.

## Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet and double glazed window to the side elevation.

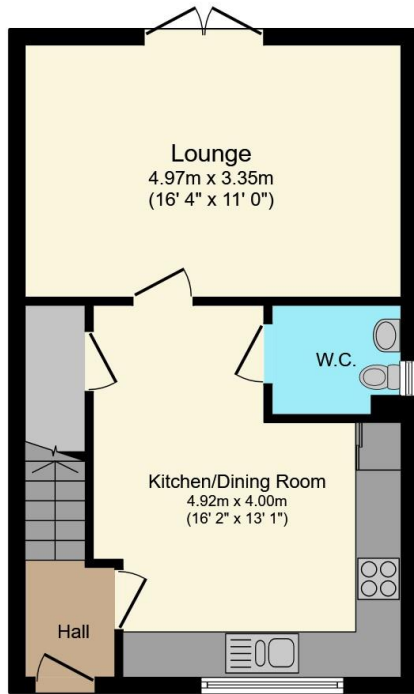
**Outside**

**Front Of Property**

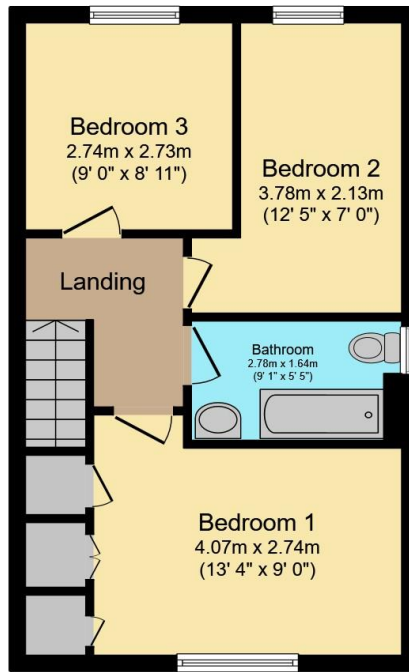
Lawned area with access to front door.

**Rear Garden**





**Ground Floor**



**First Floor**

Total floor area 83.1 m<sup>2</sup> (894 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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

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Tenure: Freehold



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