



Connells

Luscombe Road
Coventry



Property Description

This single bayed semi detached property is situated in the residential area of Henley Green and is within walking distance of Coventry University Hospital, with ASDA, Tesco, and Aldi all within two miles. The M6 motorway is just a five-minute drive away, providing excellent transport links for commuters. The accommodation briefly comprises: ground floor through lounge/dining room and a fitted kitchen. To the first floor there are three bedrooms and a fitted shower room. Outside there is a rear garden.

Porch

Windows to two elevations and front door.

Through Lounge/Dining Room

22' 3" into bay x 11' 6" max (6.78m into bay x 3.51m max)

Double glazed bay window to the front elevation, radiator, television point and double glazed doors opening onto the rear garden.

Fitted Kitchen

20' 5" x 11' (6.22m x 3.35m)

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 electric hob with extractor fan, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the rear elevation and door to the front porch.

First Floor Landing

Doors to;

Bedroom One

11' 7" into wardrobe x 10' 6" (3.53m into wardrobe x 3.20m)

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

Bedroom Two

14' 1" x 6' 11" (4.29m x 2.11m)

Double glazed window to the rear elevation, fitted wardrobe and radiator.

Bedroom Three

11' 9" x 6' 5" (3.58m x 1.96m)

Double glazed window to the front elevation and radiator.

Fitted Shower Room

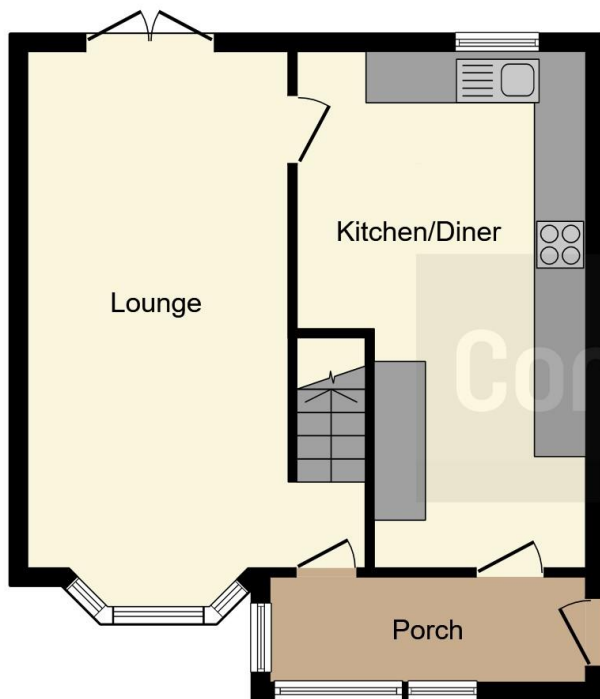
Tiled, comprising shower cubicle, wash hand basin, toilet, radiator and double glazed window to the rear elevation.

Outside

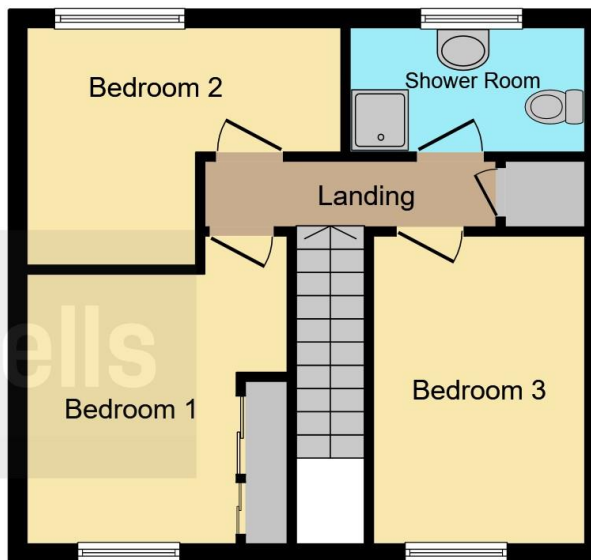
Rear Garden

Patio area beyond being laid to lawn with pedestrian access to the front.





Ground Floor



First 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

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: A

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Tenure: Freehold



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