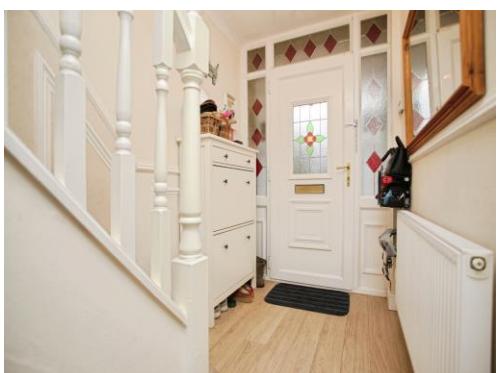




Connells

Abbey Road
Coventry



Property Description

This well presented traditional style double bayed mid terrace property is situated in the popular residential area of Whitley within easy reach of Jaguar Landrover and excellent local amenities. The accommodation briefly comprises: ground floor lounge, dining room and a fitted kitchen. To the first floor there are three bedrooms and a family bathroom. There is also a loft room with w/c. Outside there is driveway to the front providing off road parking and a landscaped rear garden.

Approach

Front door.

Entrance Hall

Stairs to first floor.

Lounge

14' 9" into bay x 10' 4" max (4.50m into bay x 3.15m max)

Double glazed bay window to the front elevation, laminate flooring, radiator and feature fireplace surround with fire.

Dining Room

10' 7" x 10' 3" (3.23m x 3.12m)

Radiator, laminate flooring and through to kitchen/diner.

Fitted Kitchen/Diner

16' 3" max x 15' 8" (4.95m max x 4.78m)

Range of 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 & dishwasher, space for domestic appliance, radiator, double glazed window to the rear elevation and double glazed French doors leading to the rear garden.

First Floor Landing

Stairs to loft room and doors to;

Bedroom One

14' 1" into bay x 9' 10" max (4.29m into bay x 3.00m max)

Double glazed bay window to the front elevation, built-in wardrobes and radiator

Bedroom Two

15' 8" max x 16' max (4.78m max x 4.88m max)

Double glazed window to the rear elevation and radiator.

Bedroom Three

9' 9" x 8' 6" (2.97m x 2.59m)

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

Family Bathroom

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

Second Floor

Door to;

Loft Room

7' 9" x 5' 10" (2.36m x 1.78m)

Double glazed window to the rear elevation and door to;

W/C

Comprising wash hand basin and toilet.

Outside

Front Of Property

Driveway providing off road parking.

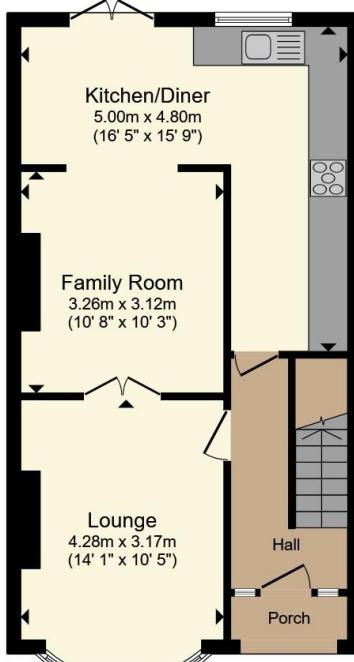
Rear Garden

Decked patio area with Astro turf, borders, garden shed and gated access to entry.

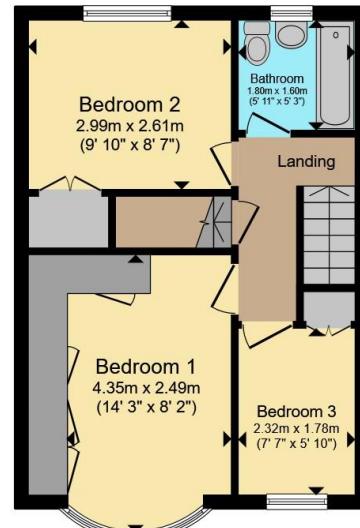
Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

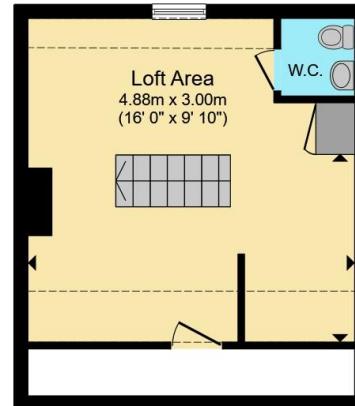




Ground Floor



First Floor



Second Floor

Total floor area 111.6 m² (1,201 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

Connells

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

view this property online connells.co.uk/Property/COV323187



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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