





Property Description

A upper floor flat situated in the popular residential area of Potters Green, Coventry, offering excellent access to local shops, schools, and major transport links including the M6 and University Hospital Coventry. The accommodation briefly comprises; lounge, fitted kitchen, two double bedrooms and a fitted shower room.

Approach

Front door.

Entrance Hall

Airing cupboard and electric radiator.

Lounge

16' 9" x 19' 1" (5.11m x 5.82m)

Decorative fireplace with electric fire and sliding patio doors to the rear elevation.

Fitted Kitchen

13' 4" max x 8' 8" max (4.06m max x 2.64m max)

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the front elevation.

Bedroom One

16' x 9' 11" (4.88m x 3.02m)

Double glazed window to the rear elevation and electric radiator.

Bedroom Two

16' 8" x 8' 10" (5.08m x 2.69m)

Double glazed window to the rear elevation, loft hatch and electric radiator.

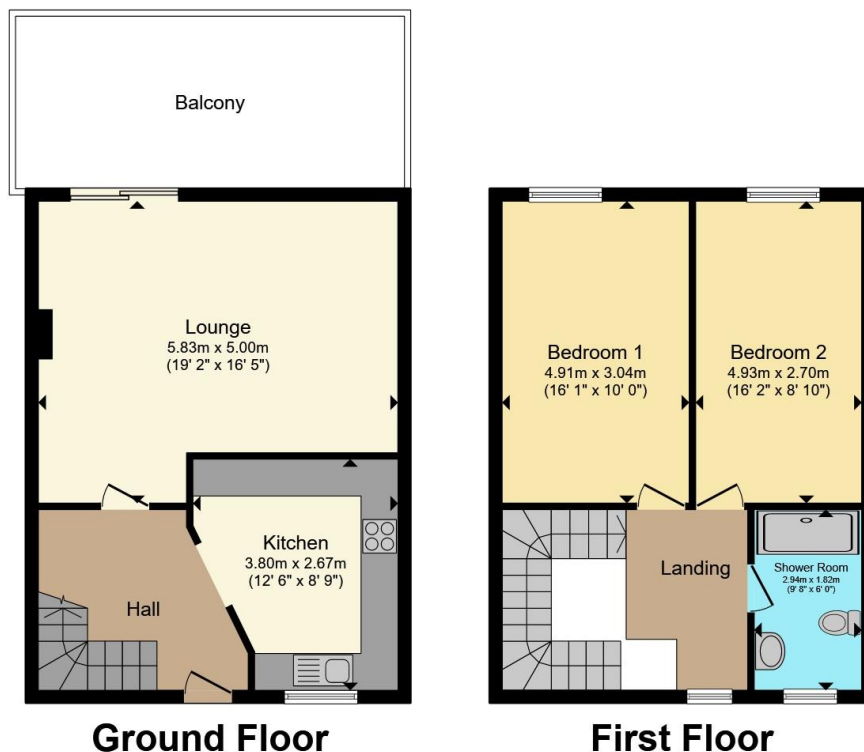
Fitted Shower Room

Comprising shower cubicle, wash hand basin set into vanity unit, toilet and double glazed window to the front elevation.

Loft Space

Boarded and insulated.





Total floor area 92.9 m² (999 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

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38 New Union Street
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EPC Rating: E

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/COV323137

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1967. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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