



**Connells**

The Jordans  
Coventry



## Property Description

A well presented semi detached family home situated in the popular residential area of Allesley, located close to local amenities and major road networks/ bus routes as well as Allesley park. The accommodation briefly comprises: ground floor entrance hall, lounge and a fitted kitchen with integral appliances. To the first floor there are three bedrooms and a fitted bathroom. Outside there is a garage, driveway providing off road parking and a rear garden.

### Approach

Front door.

### Entrance Hall

Stairs to first floor and door to:

### Lounge

Double glazed window to the front elevation, radiator, television point, fireplace surround with feature gas effect log burner and laminate flooring.

### Fitted Kitchen

Range of wall and base mounted units incorporating an inset Belfast sink with boiling hot water tap, work surfaces and tiled splashbacks. Range cooker with cookermesh over, integrated fridge/freezer, integrated dishwasher & washing machine, radiator, double glazed window to the rear elevation and door leading to the rear garden.



### First Floor Landing

Access to loft via pull down ladder, double glazed window to the side elevation and doors to;

### Bedroom One

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

### Bedroom Two

Double glazed window to the rear elevation and radiator.

### Bedroom Three

Double glazed window to the front elevation and radiator.

### Fitted Bathroom

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

## Outside

### Front Of Property

Lawned with elevated path to front door.  
There is gated side access to the garage.

### Rear Garden

Larger than average garden with patio area  
beyond being laid to lawn with garden shed

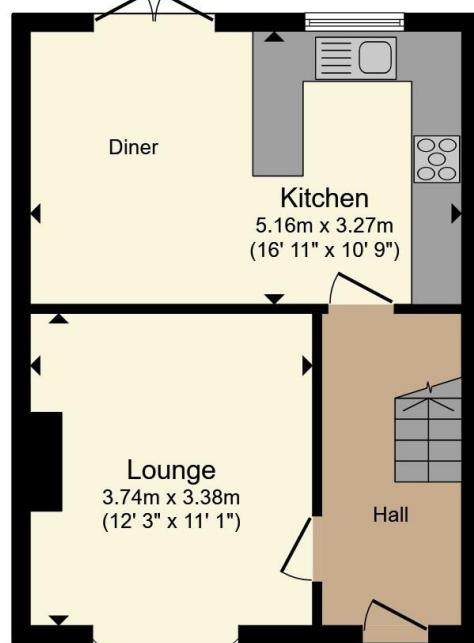
### Store

Brick built store to the side of the property.

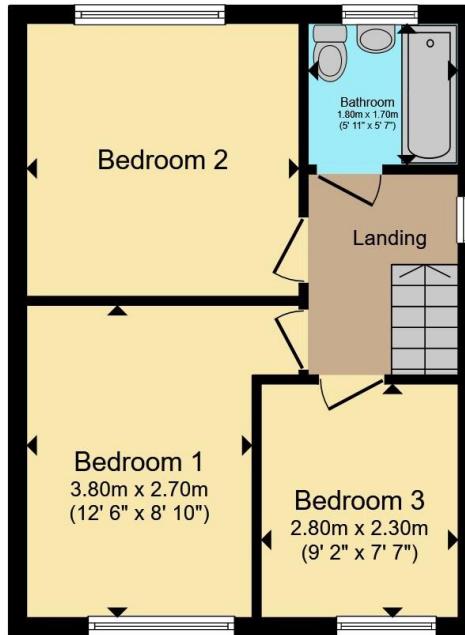
### Garage

23' 11" x 12' 9" ( 7.29m x 3.89m )  
Up and over door.





**Ground Floor**



**First Floor**

Total floor area 74.1 m<sup>2</sup> (798 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)

**Connells**



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38 New Union Street  
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EPC Rating:  
Awaited

Council Tax  
Band: B

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Tenure: Freehold



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