



Connells

Bruce Road
Exhall Coventry



Property Description

This extended mid terrace family home is situated in a quiet cul-de sac location in the residential area of Exhall with off road parking for several vehicles and a rear garden.. The accommodation briefly comprises: ground floor entrance hall, living/dining area, fitted kitchen and a downstairs bedroom, To the first floor there are three bedrooms and a family bathroom.

Approach

Front door.

Porch

Internal door.

Lounge/Dining Room

Double glazed full length window to the front elevation, two radiators, laminate flooring, stairs to the first floor and double glazed patio doors opening onto the rear garden.

Conversion

Double glazed window to the front elevation and a radiator.

Fitted Kitchen

Range of 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 gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear & side elevations and door leading to the rear garden.

First Floor Landing

Loft hatch and doors to;

Bedroom One

Double glazed window to the front elevation and radiator.

Bedroom Two

Double glazed window to the rear & side elevations and radiator.

Bedroom Three

Double glazed window to the front & side elevations and radiator.

Fitted Bathroom

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

Outside

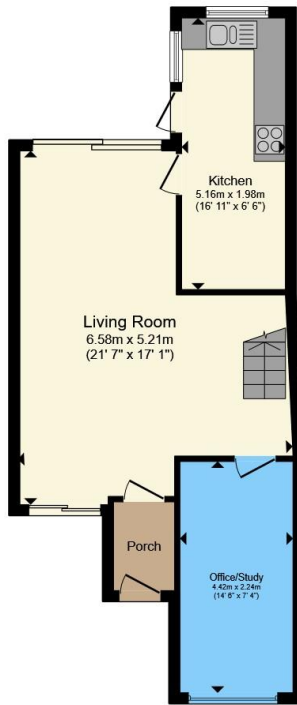
Rear Garden

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

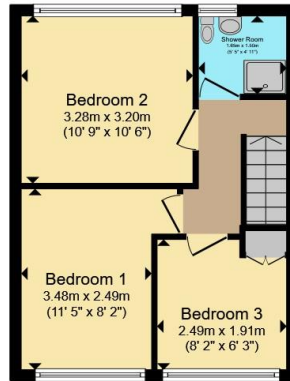
Front Of Property

Block paved providing off road parking for several vehicles.





Ground Floor



First Floor

Total floor area 83.6 m² (900 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



To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: C Council Tax Band: B

view this property online connells.co.uk/Property/COV323601

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, fittings 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV323601 - 0004