



**Connells**

Grangemouth Road  
Coventry





### Property Description

**\*\*NO UPWARD CHAIN\*\*** This single bayed family home is situated in a popular area north of the city, being close to local amenities, petrol station and transport links. The accommodation briefly comprises; ground floor lounge, kitchen and a lean-to. To the first floor there are three bedrooms and a bathroom. Externally there is a front and rear garden.

### Approach

Front door.

### Entrance Hall

Stairs to first floor and door to;

### Lounge

12' 2" into bay x 11' 6" max ( 3.71m into bay x 3.51m max )  
Double glazed bay window to the front elevation, gas fire and radiator. Door to;

### Kitchen/Diner

14' 8" x 11' 7" ( 4.47m x 3.53m )  
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, single glazed window and single glazed door to lean-to.

### Lean-To

14' 7" x 6' 4" ( 4.45m x 1.93m )  
Single glazed door opening onto the rear garden.

### First Floor Landing

Doors to;

### Bedroom One

9' 11" x 6' 11" ( 3.02m x 2.11m )  
Double glazed window to the front elevation

and radiator.

### Bedroom Two

11' 6" x 8' 9" ( 3.51m x 2.67m )  
Double glazed window to the rear elevation and radiator.

### Bedroom Three

6' 11" x 6' 1" ( 2.11m x 1.85m )  
Double glazed window to the front elevation, radiator and cupboard.

### Bathroom

Tiled, comprising bath, wash hand basin, toilet, radiator, extractor fan and double glazed window to the rear elevation.

### Outside

### Front Garden

Lawned with access to front door.

### Rear Garden

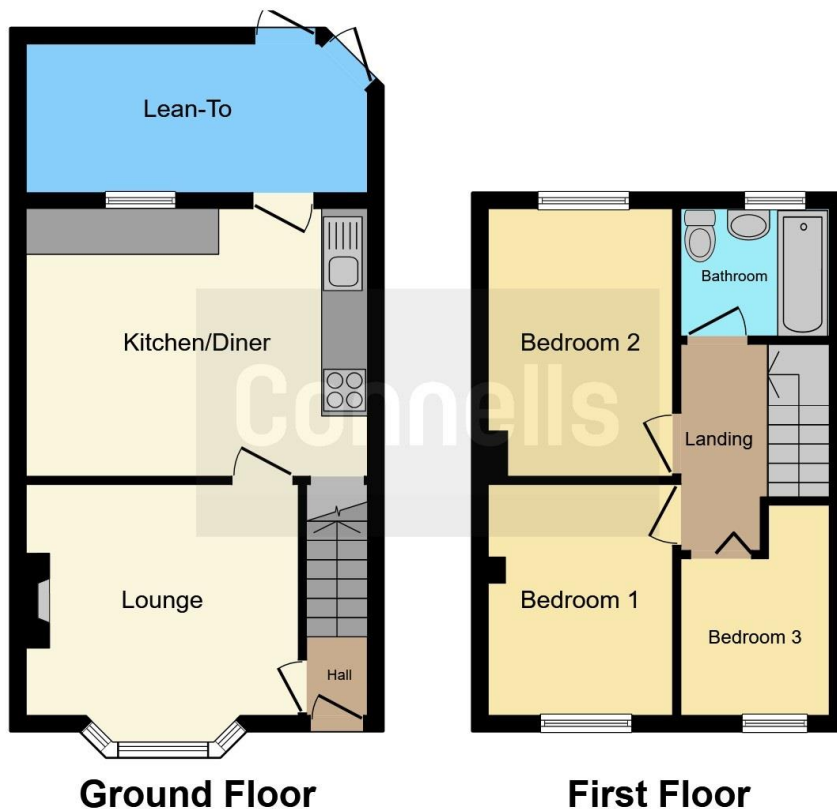
Patio area beyond being laid to lawn.

### Agents Note

"all services have not and will not be tested".







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](http://www.focalagent.com)

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EPC Rating: E Council Tax  
 Band: A

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Tenure: Freehold



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