



Connells

Bromleigh Villas Coventry Road
Baginton Coventry

Bromleigh Villas Coventry Road Baginton Coventry CV8 3AS

for sale fixed price
£200,000



Property Description

Situated in the popular residential area of Baginton, this well-presented two-bedroom end-of-terrace property offers comfortable living accommodation ideal for first-time buyers, small families, or investors.

The ground floor comprises a welcoming lounge, a fitted kitchen, and a bright conservatory providing additional living space and direct access to the rear garden, creating an ideal setting for relaxing or entertaining. To the first floor are two well-proportioned bedrooms and a fitted bathroom.

Externally, the property benefits from a rear garden, offering a pleasant outdoor space to enjoy throughout the year.

Conveniently located close to local amenities, transport links, and surrounding countryside, this property presents an excellent opportunity to acquire a home in a desirable village location.

Approach

Front door.

Entrance Hall

Stairs to first floor, radiator.

Lounge

Double glazed window to the front elevation and radiator.

Fitted Kitchen

Range of wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Integrated electric oven and induction hob, integrated fridge/freezer, integrated dishwasher, integrated washing machine, radiator, double glazed window to the rear & side elevation and door to the conservatory.

Conservatory

Double glazed windows and double glazed French doors opening onto the rear garden.

First Floor Landing

Doors to:

Bedroom One

Double glazed window to the front elevation and radiator.

Bedroom Two

Double glazed window to the rear elevation and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, heated towel rail and double glazed window to the rear & side elevations.

Outside

Front Of Property

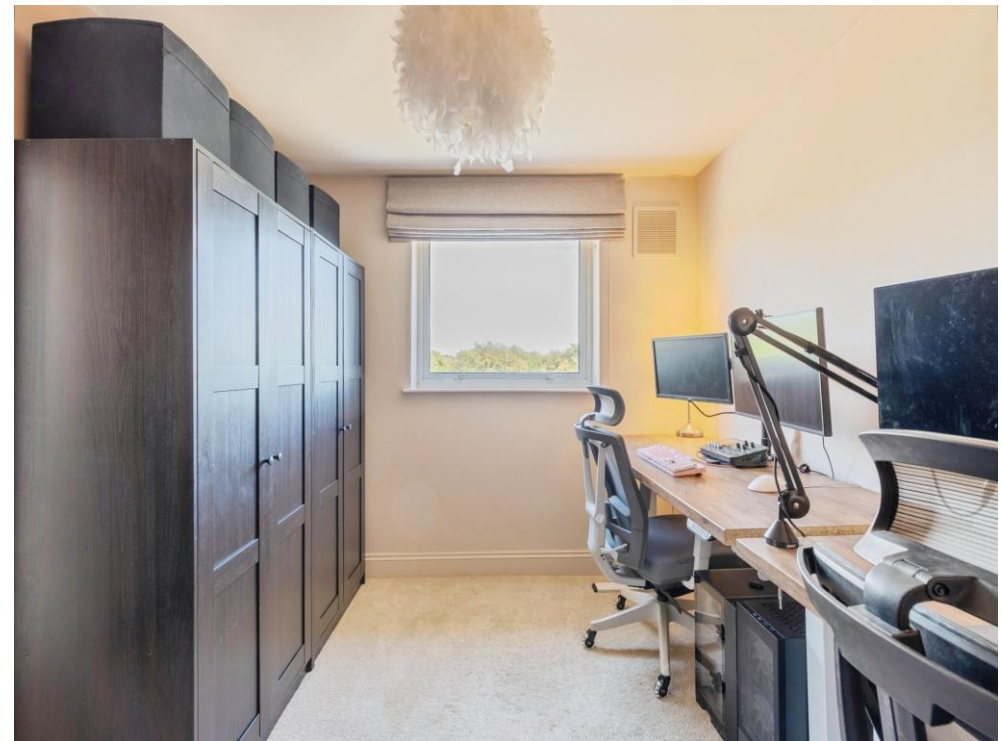
Driveway providing off road parking for several vehicles.

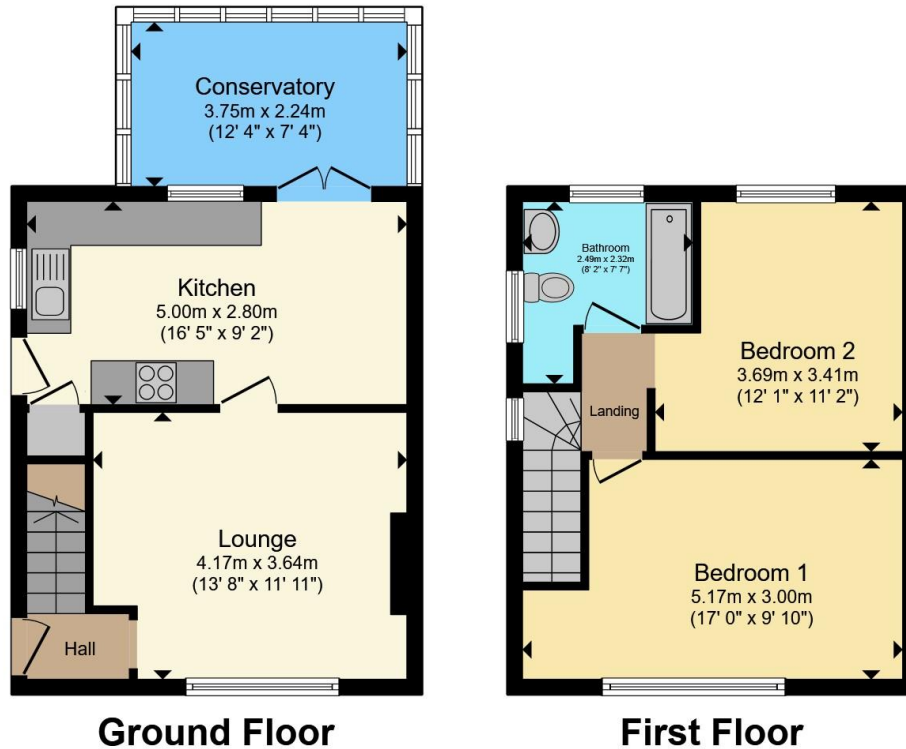
Rear Garden

Patio area with steps to the lawned area.

Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Total floor area 76.5 m² (823 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



To view this property please contact Connells on

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

view this property online connells.co.uk/Property/COV324111

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.

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