



**Connells**

Sheriff Avenue  
Canley Coventry





## Property Description

This double fronted semi detached property is situated in Canley, being close to the University of Warwick and with gated access to parking area for three vehicles. The accommodation briefly comprises: ground floor lounge, dining room, reception room and a fitted kitchen. Upstairs there are three bedrooms and a fitted bathroom.

### Porch

Double glazed windows to the side elevations and a front door.

### Lounge

20' 8" x 11' ( 6.30m x 3.35m )

Double glazed window to the front elevation, radiator, feature log burner and double glazed patio door to conservatory.

### Dining Room

18' 5" x 7' 5" plus recess ( 5.61m x 2.26m plus recess )

Double glazed window to the front elevation, radiator, understairs cupboard.

### Conservatory

9' 6" x 8' 8" ( 2.90m x 2.64m )

Double glazed patio doors to the rear elevation and tiled flooring.

### Fitted Kitchen

11' 1" x 7' 10" ( 3.38m x 2.39m )

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Cooker point, plumbing for washing machine, space for domestic appliance, tiled flooring, double glazed window to the side elevation and double glazed patio doors leading to the rear garden.

## First Floor Landing

Doors to;

### Bedroom One

10' 10" x 10' 9" ( 3.30m x 3.28m )

Double glazed window to the front elevation and radiator.

### Bedroom Two

11' x 7' 4" max ( 3.35m x 2.24m max )

Double glazed window to the rear elevation and radiator.

### Bedroom Three

13' 10" x 7' 6" into wardrobe ( 4.22m x 2.29m into wardrobe )

Double glazed window to the front elevation, fitted wardrobe and radiator.

### Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, radiator and double glazed window to the rear elevation.

## Outside

### Front Of Property

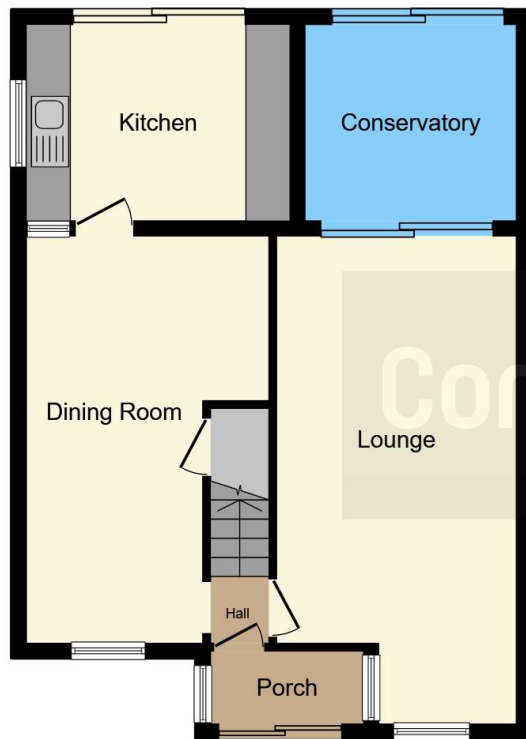
Lawn area with access to driveway providing off road parking for 1 vehicle. There is gated parking for approximately 3 vehicles.

### Rear Garden

Patio area beyond being laid to lawn with 2 garden sheds and a feature pond.







**Ground Floor**



**First Floor**

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EPC Rating: D Council Tax  
 Band: B

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Tenure: Freehold



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