



**Connells**

Charles Street  
Gun Hill Coventry



## Property Description

Situated in the popular residential area of Gun Hill, this fully re-furnished three-bedroom mid-terrace property offers well-presented accommodation throughout, making it an ideal home for first-time buyers, families, or investors.

The ground floor comprises an entrance hall with stairs rising to the first floor, a spacious through lounge/dining room providing excellent living and entertaining space, and a modern re-fitted kitchen. To the first floor are three well-proportioned bedrooms and a contemporary re-fitted family bathroom.

Externally, the property benefits from gardens to both the front and rear, with the rear garden enjoying access to a shared alleyway.

Viewing is highly recommended to fully appreciate the accommodation on offer.

## Approach

Front door.

## Entrance Hall

Stairs to first floor.

## Through Lounge/Dining Room

Double glazed window to the front elevation, radiator and further double glazed window to the rear overlooking the rear garden.

## Re-Fitted Kitchen

Modern kitchen with a 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 elevation and double glazed door leading to the rear garden.

## First Floor Landing

Doors to;

### Bedroom One

Double glazed window to the front elevation and radiator.

### Bedroom Two

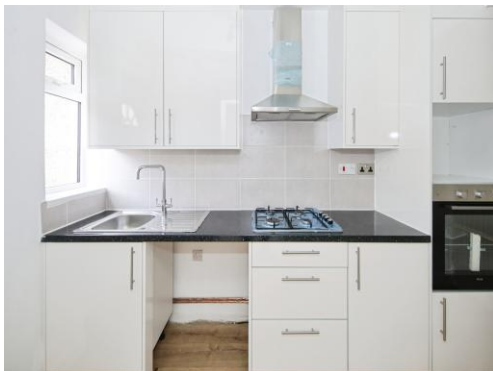
Double glazed window to the rear elevation and radiator.

### Bedroom Three

Double glazed front elevation and radiator.

## Re-Fitted Bathroom

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

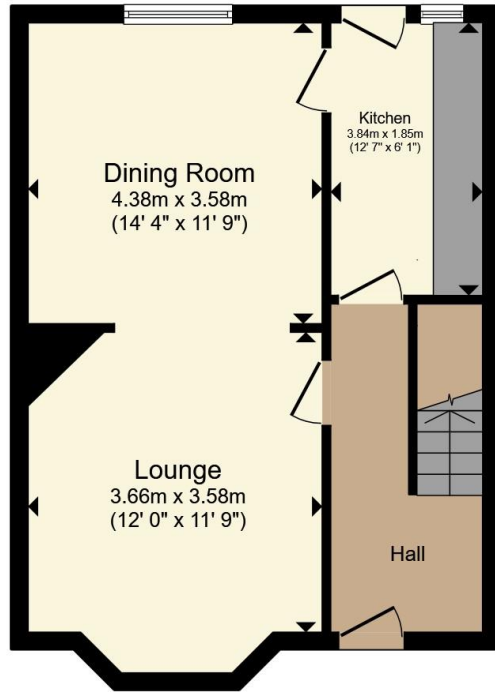


## Outside

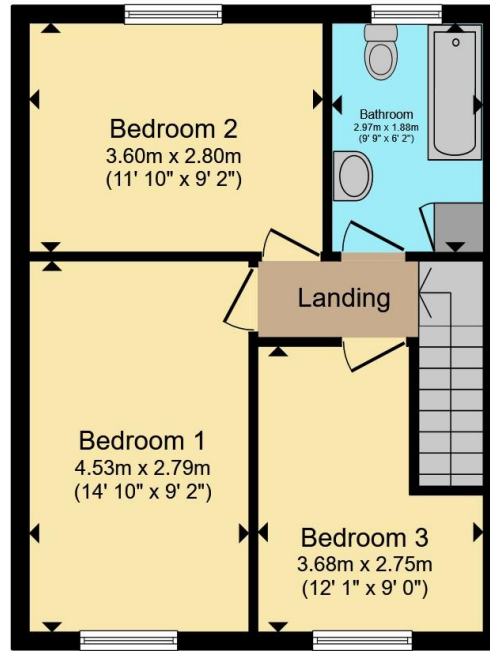
### Rear Garden

Steps to garden with shared alley access.





**Ground Floor**



**First Floor**

Total floor area 83.1 m<sup>2</sup> (894 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)



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38 New Union Street  
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EPC Rating: D Council Tax  
Band: A

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Tenure: Freehold



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