



Connells

Dorchester Way
COVENTRY



Property Description

This detached family home is situated in the popular residential area of Walsgrave, being close to local amenities, Coventry University hospital and transport links. The accommodation briefly comprises: ground floor guest w/c, lounge, conservatory opening onto the rear garden and a fitted kitchen. To the first floor there are three bedrooms and a fitted bathroom. Outside there is off road parking, garage and a rear garden.

Approach

Side door.

Entrance Hall

Radiator.

Guest W/C

Comprising, wash hand basin, toilet and double glazed window to the front elevation.

Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces.. 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

Lounge

Double glazed bay window to the front elevation, two radiators and television point.

Conservatory

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

First Floor Landing

Storage cupboard and doors to;

Bedroom One

Double glazed window to the rear elevation and radiator.

Bedroom Two

Double glazed window to the front elevation and radiator.

Bedroom Three

Double glazed window to the rear elevation and radiator.

Fitted Bathroom

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

Outside

Rear Garden

Paved patio area beyond being laid to lawn.

Garage

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 121.0 m² (1,302 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

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

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/COV323717

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: COV323717 - 0005