

Connells

Cross Road
Coventry

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Coventry CV6 5GR

for sale
£250,000







Property Description

A deceptively spacious and larger-than-average mid-terrace family home, ideally positioned in the convenient and well-connected area of Great Heath. Beautifully presented throughout and surrounded by a wide range of local amenities, this impressive property must be viewed internally to fully appreciate the generous accommodation

, briefly comprising an enclosed porch leading into entrance hall, reception room with bay window, a spacious living room with rear views and a feature fireplace, an extended kitchen/dining room complete with integrated appliances.

To the first floor are three generously proportioned bedrooms, including a substantial rear bedroom and a contemporary three-piece family bathroom. The second floor boasts a superb principal bedroom with extensive eaves storage and the added benefit of an en-suite shower room.

Further benefits include uPVC double glazing and gas central heating.

Externally, the property enjoys a forecourt frontage, while to the rear there is a generous enclosed garden laid mainly to paving for easy maintenance. Additional features include an outbuilding, external WC, and a large garage accessed via secure gated rear entry.

Approach

Entrance porch leads through to front door in turn leading to entrance hallway.

Entrance Hallway

Staircase rising to the first floor and understairs storage cupboard.

Reception Room

Bay window to the front

Living Room

Window to the rear.

Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include electric oven and grill with gas hob and cooker hood above, space and plumbing for automatic washing machine and space for fridge freezer, window to the rear over looking garden and door through to:

Conservatory

Patio door leading to rear garden, door through to:

Downstairs Shower Room

Fitted with a white suite comprising of low level WC, wash hand basin, corner shower cubicle and obscure glazed window to the rear.

First Floor Landing

Staircase rising to the first floor.

Bedroom Two

Window to the front.

Bedroom Three

Wardrobes providing hanging and shelving space to one wall, window to the rear overlooking garden.

Bedroom Four

Window to the front.

Family Bathroom

Fitted with low level WC, wash hand basin with mixer tap, bath with shower over and shower screen, obscure glazed window to the rear.

Second Floor Landing

Staircase rising to the second floor.

Bedroom One

large bedroom with two windows to the rear, door through to:

Ensuite

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, corner shower cubicle and obscure glazed window to the rear.

Outside

Front Of Property

Small low maintenance courtyard.

Garage

Light and power.

Rear Garden

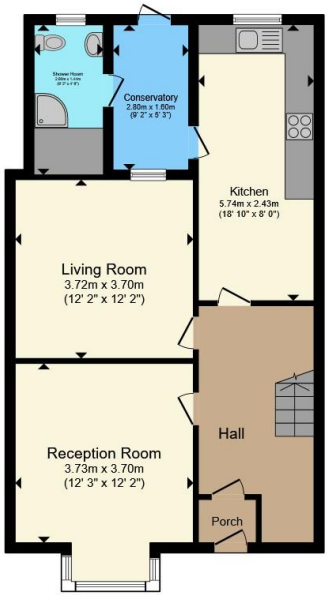
Low maintenance paved rear garden with access to garage and gated rear access.

Buyer Aml Fee

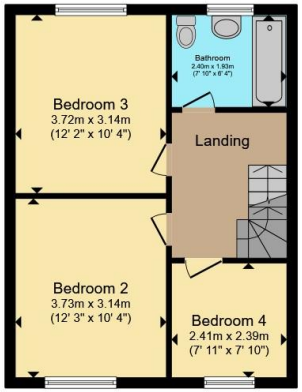
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







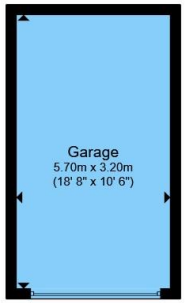
Ground Floor



First Floor



Second Floor



Garage

Total floor area 139.5 m² (1,502 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
COVENTRY CV1 2HN

EPC Rating: D

Council Tax Band: A

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Tenure: Freehold

The Property Ombudsman

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