



Connells

Newey Road
Coventry



Property Description

****NO UPWARD CHAIN**** A three bedroom end of terrace property situated in the popular residential area of Wyken, close to primary and secondary schools and ideally located for University hospital and M6/M69 motorway links. The accommodation in brief comprises: ground floor through lounge/dining room, fitted kitchen and a shower room. To the first floor there are three bedrooms and a family bathroom. Outside there is a rear garden.

Approach

Front door.

Entrance Hall

Stairs to first floor, radiator.

Through Lounge/Dining Room

Double glazed window to the front elevation, two radiators, feature fireplace surround with gas fire and double doors to kitchen.

Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric double oven and gas hob with cookerhood over, integrated washing machine, integrated dishwasher, double glazed window to the rear elevation, two double glazed skylights and double doors leading to the rear garden.

Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin, toilet and heated towel rail.

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 window to the front elevation and radiator.

Fitted Bathroom

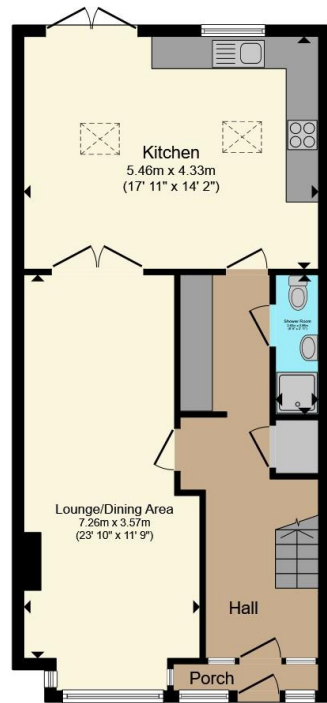
Tiled, comprising bath with shower over, wash hand basin, toilet, heated towel rail.

Outside

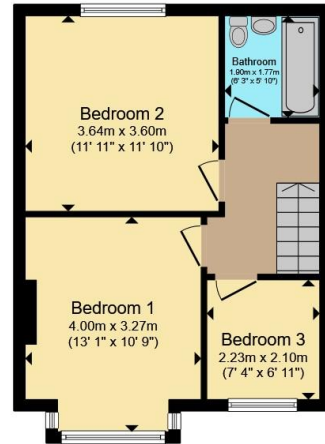
Garage

Power and light.

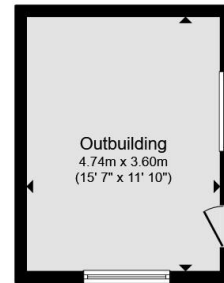




Ground Floor



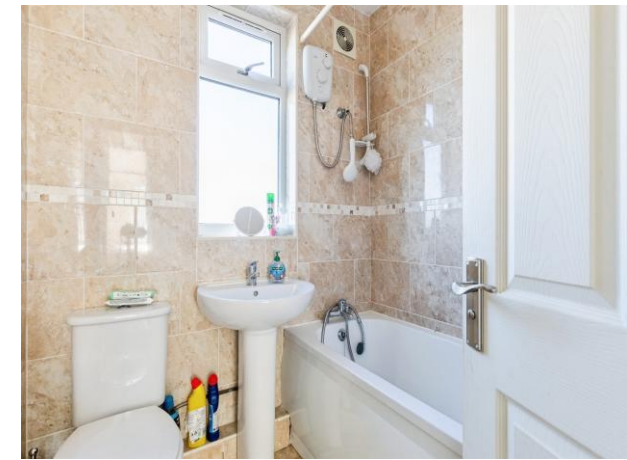
First Floor



Outbuilding

Total floor area 123.6 m² (1,330 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



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: Council Tax
 Awaited Band: B

view this property online connells.co.uk/Property/COV323686

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: COV323686 - 0002