



Connells

Signet Square
COVENTRY



Property Description

A three-bedroom mid-terrace home, ideally located in the popular area of Stoke, offering spacious and versatile accommodation throughout.

The ground floor comprises a welcoming entrance hallway leading to a convenient downstairs W/C, a bright and airy through lounge/diner providing excellent space for both relaxing and entertaining, conservatory opening onto the rear garden and a fitted kitchen with a range of wall and base units. To the first floor, there are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A modern fitted family bathroom serves the remaining bedrooms.

Externally, the property enjoys both front and rear gardens, offering outdoor space ideal for families or those who enjoy gardening.

This property would make an ideal purchase for first-time buyers, growing families or investors alike, and early viewing is highly recommended.

Approach

Front door.

Entrance Hall

Stairs to first floor, radiator, storage cupboard.

W/C

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

Lounge

Two radiators and double sliding doors to conservatory.

Conservatory

Double glazed windows to the sides and rear elevations and door opening onto the rear garden.

Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Cooker point, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the front elevation.

First Floor Landing

Radiator and doors to;

Bedroom Two

Double glazed window to the rear elevation and radiator.

Bedroom Three

Two double glazed windows to the front elevation and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, toilet, wash hand basin, radiator and extractor fan.

Second Floor

Bedroom One

Double glazed window to the front elevation, built-in wardrobes and radiator.

En-Suite

Comprising, shower cubicle, wash hand basin, toilet, radiator and double glazed window to the rear elevation.

Outside

Rear Garden

Patio area beyond being laid to lawn.





Total floor area 111.4 m² (1,199 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: C

view this property online connells.co.uk/Property/COV323997

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: COV323997 - 0002