



**Connells**

Woodway Lane  
Coventry





### Property Description

The property briefly comprises of: lounge, extended kitchen diner, three bedrooms and a fitted bathroom. Outside, you'll find a beautiful, landscaped garden and ample outdoor space featuring an annexe which offers additional living space for family or guests. The property benefits from off-street parking and a garage.

### Approach

#### Porch

Door into:

#### Lounge

A cosy, generous sized lounge featuring a wood burner, two double glazed window to the front and rear elevation, two radiators and stairs to the first floor.

#### Kitchen/ Diner

Range of wall and base mounted units incorporating a free-standing kitchen island with an inset single drainer sink unit and breakfast bar. A six gas hob with two gas ovens, and 3 electric ovens and extractor hood over. Plumbing for an integrated washing machine and dishwasher, with a window seat in between units in front of the double glazed window to the front elevation. There are French patio doors leading to the garden and a small w/c to the right.

#### W/C

Comprising, low level w/c, wash hand basin and radiator.

#### First Floor Landing

Doors to;

#### Bedroom One

Double glazed windows to the front and rear elevation, two radiators and carpet flooring.

#### Bedroom Two

Double glazed windows to the side and rear elevation, a radiator, and a fitted wardrobe.

#### Bedroom Three

Double glazed window to the front elevation and radiator.

#### Fitted Bathroom

Tiled 4 piece white suite, featuring a freestanding bathtub, shower cubicle with screen, wash hand basin with vanity unit, toilet, radiator and double glazed window to the rear elevation.

#### Outside

#### Annexe

French double doors leading into a open plan lounge/kitchen area with doors to:

#### Bedroom One

Double glazed windows to the side and rear elevation, radiator and french double doors to the garden.

#### Shower Room

Electric shower cubicle, toilet, wash hand basin and radiator.

#### Kitchen

Range of wall and base units incorporating an inset single drainer sink unit with work surfaces. Gas hob

with cookerhood over, space for domestic appliance and a sky light.

### Front Of Property

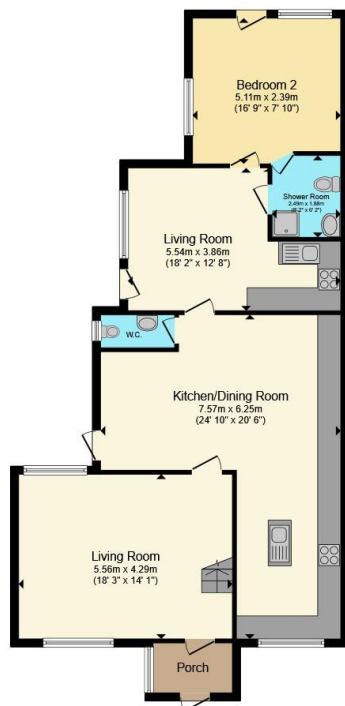
Driveway providing off road parking for several vehicles.

### Rear Garden

Secure rear garden with a pond and patio area beyond being laid to lawn and garage.



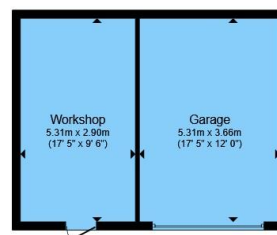




**Ground Floor**



**First Floor**



**Garage**

Total floor area 197.0 m<sup>2</sup> (2,120 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)

**Connells**



To view this property please contact Connells on

**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
COVENTRY CV1 2HN

EPC Rating: Council Tax  
Awaited Band: D

**view this property online [connells.co.uk/Property/COV322805](http://connells.co.uk/Property/COV322805)**

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: COV322805 - 0002