

Connells

Minton Road
Coventry

# Minton Road
# Coventry CV2 2XQ

for sale
**£230,000**







## Property Description

A three bedroom end terraced house with parking. ground floor comprises of entrance porch, spacious lounge leading to kitchen with stainless steel sink/ drainer, integrated electric oven with gas hob and extractor, double glazed window over looking rear garden. First floor comprises of two double bedrooms, one single bedroom, and family bathroom with towel rail. This property is a fantastic opportunity for a family to move straight into. Benefits of this property include good sized garden and popular local schools.

## Entrance Hallway

Front entrance door with doors leading to:

## Cloakroom

Double glazed window to the front aspect, low level wc and a wash hand basin.

## Lounge

Double glazed window to rear, laminate flooring, fireplace, two radiators, stairs rising to the first floor and door to:

## Kitchen

The kitchen comprises of a range of units with an electric oven and gas hob, work surfaces sink drainer unit, pantry cupboard, double glazed window to the rear aspect and door to rear garden.

## First Floor Landing

doors of to:

## Bedroom1

Double glazed window to the front aspect and a central heating radiator.

## Bedroom 2

Double glazed window to the rear aspect and a central heating radiator.

## Bedroom 3

Double glazed window to the front aspect and a central heating radiator.

## Bathroom

Being part tiled and comprises of a bath with shower over, low level wc, wash hand basin and double glazed window to the rear aspect.

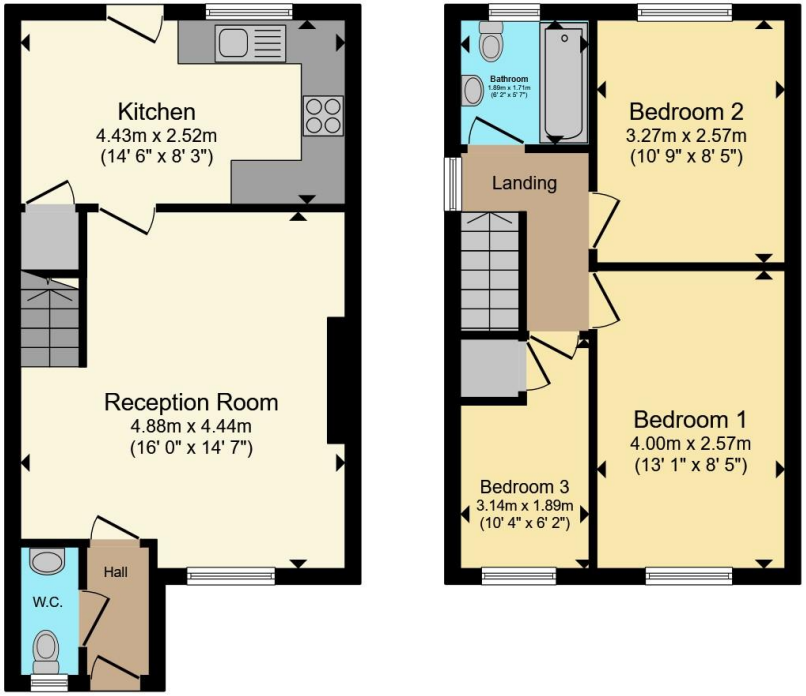
## Outside

## 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**





Total floor area 69.0 m² (743 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**
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38 New Union Street
COVENTRY CV1 2HN

EPC Rating: D

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online connells.co.uk/Property/COV324413**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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.

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