

Property details approval form

369 Swan Lane, Coventry, West Midlands, England, CV2 4QN

Date: 18 December 2025

Property Ref and Version: COV322653 - 0002

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£150,000

Tenure: Freehold

○ Key Features

- > Energy Rating: E
- > Two Bedroom Mid Terrace
- > Ground Floor Bathroom
- > Fitted Kitchen
- > Lounge
- > Rear Garden
- > Close To Local Amenities

○ Short Description

A two bedroom mid terraced house is located in the residential area of Stoke, within easy access to the City Centre and transport links.

○ Long Description

This mid terraced house is located in the residential area of Stoke, within easy access to the City Centre and transport links. The accommodation briefly comprises: ground floor lounge, fitted kitchen and a fitted bathroom. To the first floor there are two good sized bedrooms. Outside there are front & rear gardens.

○ Directions

○ Agents Note

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○ Room Description

Approach

Double glazed front door.

Lounge

12' 2" x 11' 11" max (3.71m x 3.63m max)

Double glazed window to the front elevation, radiator, laminate flooring and access to stairs to first floor.

Fitted Kitchen

11' 10" x 9' 3" (3.61m x 2.82m)

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the rear elevation and through to;

Rear Lobby

Double glazed door to the side elevation and door to bathroom.

Ground Floor Bathroom

Tiled, comprising bath with mixer tap, wash hand basin, toilet, extractor fan and double glazed window to the rear elevation.

First Floor Landing

Doors to;

Bedroom One

12' 2" x 11' 1" max (3.71m x 3.38m max)

Double glazed window to the front elevation and radiator.

Bedroom Two

11' 11" x 9' 3" (3.63m x 2.82m)

Double glazed window to the rear elevation and radiator.

Outside

Front Of Property

Foregarden with steps to the front door.

Rear Garden

Larger than average garden with patio area beyond being laid to lawn.

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○ Floor Plan

○ Approval

	Signature	Date
Matthew Walters		
Mr P. Nandakumar		