





Property Description

Three-bedroom mid-terraced home located in a popular residential area of Coventry. Offering spacious accommodation including a lounge, kitchen/diner, family bathroom and enclosed rear garden. Ideally situated close to local amenities, schools and transport links. Suitable for first-time buyers, families and investors. President Kennedy Catchment,.

Entrance Hall

Stairs rising to the first floor and door to:

Lounge

Double glazed bay window to the front aspect, media wall with fireplace, radiator and double doors to:

Kitchen

The kitchen had a range of wall and base units, inset sink drainer unit, electric hob with oven below, plumbing for washing machine, space for domestic appliances, double glazed window to the rear, french doors leading to the rear garden and a door to:

Cloakroom

Low level wc.

Cloakroom

double glazed window to the rear aspect and a low level wc.

First Floor Landing

doors to:

Bedroom One

Double glazed window to the front aspect, radiator and a range of wardrobes.

Bedroom Two

double glazed window to the rear aspect, radiator and range of wardrobes.

Shower Room

Being tiled and comprising of a shower cubicle, low level wc, wash hand basin set within a vanity unit, heated towel rail and a double glazed window to the rear aspect.

Outside

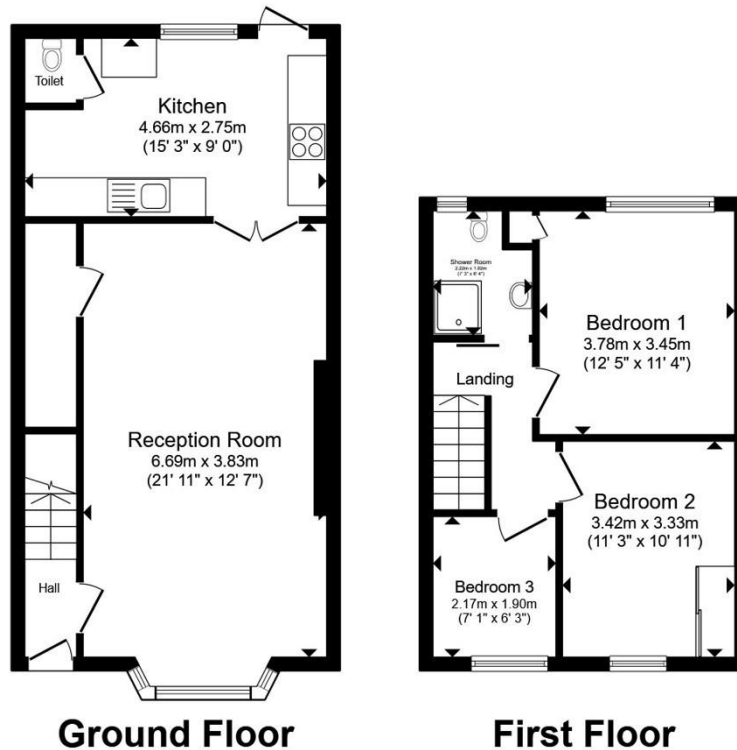
To the front is a driveway providing off road parking.

To the rear is a paved area beyond being laid to lawn with borders and a further paved area.

Agents Note

Please note that the AML fee covers 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.





Total floor area 77.4 m² (833 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

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38 New Union Street
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EPC Rating: D Council Tax
 Band: A

view this property online connells.co.uk/Property/COV324602



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.

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