





Property Description

This well presented semi detached property is situated in a popular residential area of Coventry, close to local amenities including Coventry City Centre. The accommodation briefly comprises: ground floor guest w/c, lounge and a fitted kitchen/diner. To the first floor there are three bedrooms, (bedroom one with en-suite) and a fitted bathroom. Outside there is off road parking and a rear garden.

Approach

Double glazed front door.

Guest W/C

Comprising, toilet, wash hand basin, heated towel rail and extractor fan.

Lounge

Double glazed window to the front elevation and radiator. Door to;

Fitted Kitchen/Diner

Range of wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, integral washer/dryer, integral fridge/freezer, double glazed window to the rear elevation and double glazed French doors leading to the rear garden.

First Floor Landing

Loft hatch and doors to;

Bedroom One

Double glazed window to the rear elevation and radiator.

En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator, extractor fan and double glazed window to the rear elevation.

Bedroom Two

Double glazed window to the front elevation and radiator.

Bedroom Three

Double glazed window to the front elevation and radiator.

Fitted Bathroom

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

Outside

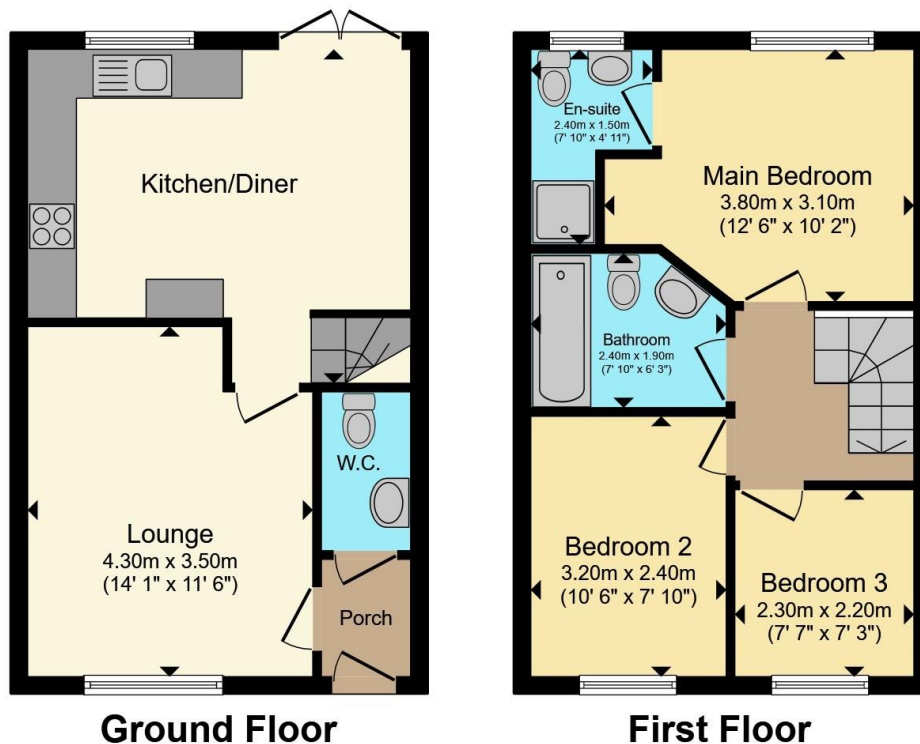
Side Of Property

Parking for two vehicles to the side of the property.

Rear Garden

Decked patio area beyond being laid to lawn with borders and gated side access.





Total floor area 72.4 m² (779 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
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: C Council Tax
 Band: B

view this property online connells.co.uk/Property/COV323311

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: COV323311 - 0002