



Connells

Lawrence Saunders Road
Coventry



Property Description

Beautifully renovated throughout, this stylish and immaculately presented home offers modern living in a sought-after residential location. The property has been thoughtfully updated by the current owners to a high standard, featuring contemporary décor, quality fittings, and spacious accommodation suitable for a range of buyers.

The accommodation comprises a welcoming entrance hall, a bright and spacious living area, and a superb modern kitchen with ample storage and workspace. Upstairs, the well-proportioned bedrooms are complemented by a refitted family bathroom finished to a high specification.

Outside, the property benefits from well-maintained gardens and offers excellent space for relaxing or entertaining. With its turnkey condition, modern finish, and convenient location close to local amenities, schools, and transport links, this is a fantastic opportunity to acquire a home ready to move straight into.

Viewing is highly recommended to fully appreciate the quality of accommodation on offer.

Approach

Double glazed entrance door leading to:

Entrance Hall

Stairs rising to the first floor and door to:

Lounge

Double glazed window to the front aspect, radiator and an understairs cupboard with a double glazed window to the side.

Re-Fitted Kitchen

The kitchen comprises of a range of wall and base mounted units incorporating and asterite sink drainer unit with work surfaces and tiled splashbacks over, electric hob with hood above and electric oven, plumbing for washing machine, double glazed door to the rear garden and double glazed window to the rear.

First Floor Landing

doors to:

Bedroom One

Double glazed window to the front aspect, radiator and a storage cupboard.

Bedroom Two

Double glazed window to the rear aspect and radiator.

Bathroom

the bathroom has been refitted and comprising a bath with shower over, low level wc, wash hand basin set within a vanity unit, radiator and a double glazed window to the rear aspect.

Outside

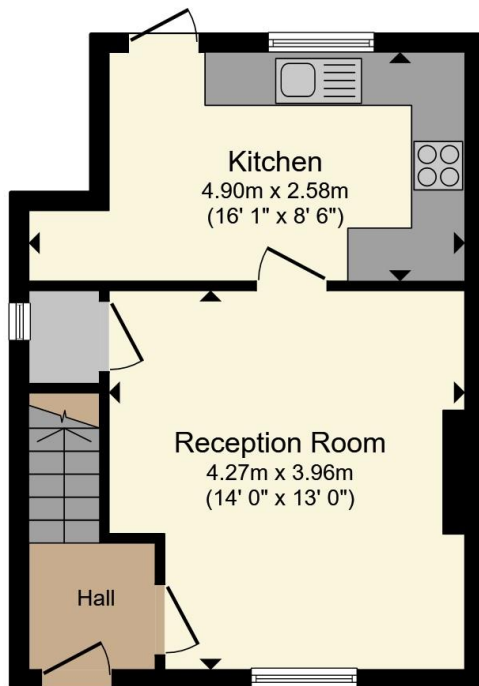
To the front of the property is a foregarden with path leading to the front door.

To the rear is a very useful outside refitted toilet with wash hand basin, patio area, lawn and borders.

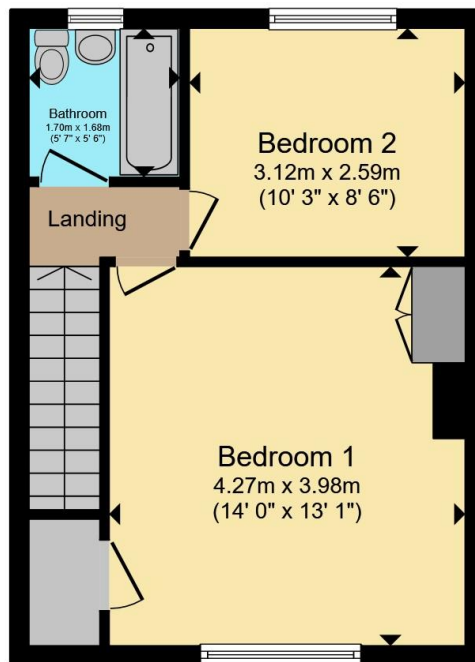
Buyer Aml Fee

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 66.5 m² (716 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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To view this property please contact Connells on

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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/COV324588

Tenure: Freehold



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