



**Connells**

Broomfield Road  
Coventry



## Property Description

This traditional style mid terrace property is situated in the popular residential area of Earlsdon, within walking distance of the City Centre & Earlsdon High Street. The accommodation briefly comprises: ground floor entrance hall, two reception rooms and a fitted kitchen/diner. To the first floor there are two bedrooms and a fitted bathroom. On the second floor there is a further bedroom. Outside there are gardens to the front and rear of the property.

### Approach

Front door.

### Entrance Hall

Laminate flooring.

### Reception Room

Double glazed window to the front elevation, chimney breast and laminate flooring.

### Reception Room

Radiator, chimney breast with fireplace surround and fire, laminate flooring and double glazed French doors to the rear elevation.

### Fitted Kitchen/Diner

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, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the side elevation and double glazed French doors opening onto the rear garden.



### First Floor Landing

Storage cupboard and doors to:

### Bedroom One

Double glazed window to the front elevation and radiator.

### Bedroom Two

Double glazed window to the rear elevation and radiator.

### Fitted Bathroom

Tiled, comprising bath with separate shower cubicle, wash hand basin, toilet, radiator and double glazed window to the rear elevation.

### Second Floor

### Bedroom Three

Double glazed window to the front elevation, built-in wardrobes and radiator.

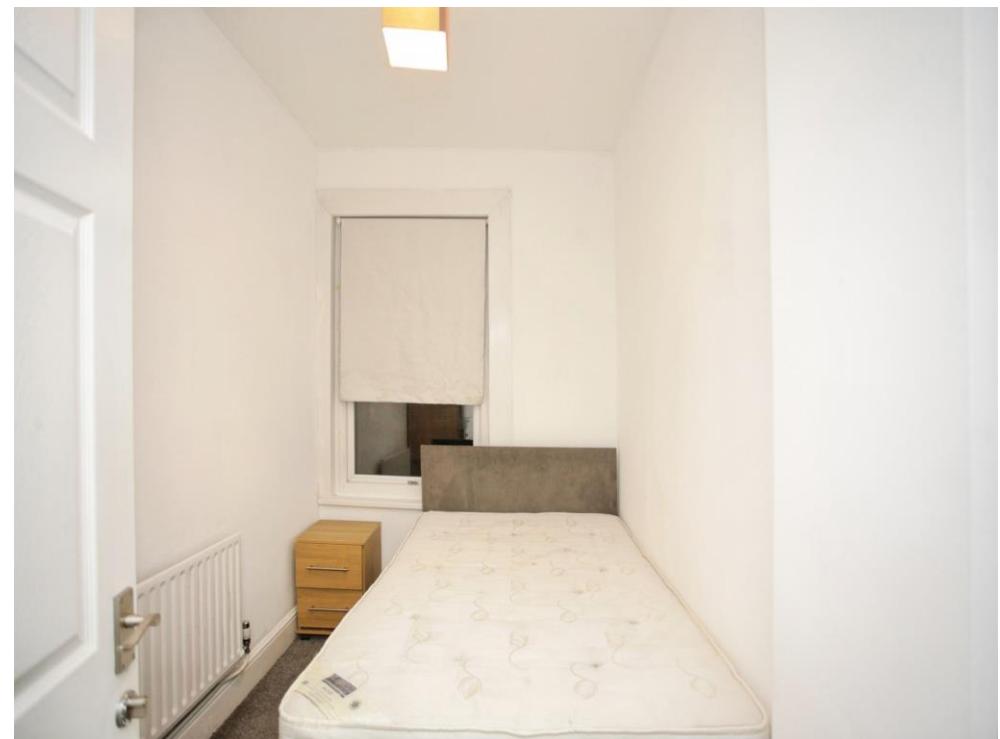
## Outside

### Rear Garden

Decked patio area beyond being laid to lawn.

### Front Of Property

Small foregarden with access to the front door.





Total floor area 85.9 m<sup>2</sup> (925 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](http://www.propertybox.io)

Connells

To view this property please contact Connells on

**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
COVENTRY CV1 2HN

EPC Rating: D    Council Tax  
Band: B

view this property online [connells.co.uk/Property/COV323296](http://connells.co.uk/Property/COV323296)



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 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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)

Property Ref: COV323296 - 0002