



Connells

Bott Road  
Coventry



## Property Description

**\*\*NO UPWARD CHAIN\*\*** A detached bungalow, situated in the sought after residential area of Canley Gardens. The position is convenient for easy access to the A.45 just to the south and Canley Railway Station close by. There is good access for Coventry City Centre, the motorway network and other major local towns. The accommodation briefly comprises: guest w/c, lounge, dining room, fitted kitchen with breakfast bar, conservatory, two double bedrooms and a fitted bathroom. Outside there is off road parking for several vehicles and a rear garden.

## Approach

Double glazed front door.

## Entrance Hall

Radiator.

## Guest W/C

Comprising, toilet, wash hand basin and double glazed window.

## Fitted Bathroom

Tiled, comprising bath, separate shower cubicle, wash hand basin set into vanity unit, toilet, heated towel rail and double glazed window to the rear elevation.

## Lounge

Double glazed bay window to the front elevation, radiator and feature fireplace surround with fire.

## Fitted Kitchen

Wall and base mounted units incorporating an inset one and a half bowl single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and induction hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, breakfast bar, double glazed window to the side elevation and door leading to the rear garden.

## Conservatory

Double glazed windows and door opening onto the rear garden.

## Dining Room

Double glazed window to the front elevation and radiator.

### **Bedroom One**

Double glazed window to the front elevation, fitted wardrobes and radiator.

### **Bedroom Two**

Double glazed window to the rear elevation, built-in wardrobe and radiator.

### **Outside**

#### **Front Of Property**

Driveway providing off road parking and access to front door.

#### **Side Of Property**

Circular patio with lawned area and borders.

#### **Rear Garden**

Patio with borders.

#### **Outbuilding**





Total floor area 106.7 m<sup>2</sup> (1,149 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)



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EPC Rating: D Council Tax  
 Band: F

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Tenure: Freehold



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Property Ref: COV323500 - 0005