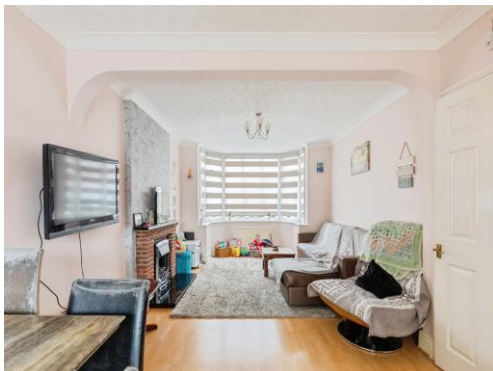




**Connells**

Arundel Road  
Coventry



### Property Description

This attractive double-bayed end of terrace home offers spacious and well-proportioned accommodation, making it an ideal purchase for first-time buyers, growing families or investors alike.

The property is set back from the road behind a front garden and upon entering, there is a welcoming entrance hall leading through to a generous living/dining room, providing an excellent space for both relaxation and entertaining. Sliding patio doors open directly onto the rear garden, allowing plenty of natural light.

The kitchen is fitted with a range of units with complementary work surfaces, providing ample storage and preparation space for everyday family living.

To the first floor are three well-proportioned bedrooms, together with a family bathroom comprising a bath with shower over, wash hand basin and WC.

Externally, the rear garden offers a good degree of privacy and provides access to a detached garage situated at the bottom of the garden, offering secure parking.

### Approach

Door to:

### Entrance Hallway

Stairs rising to the first floor with storage space underneath, and doors to:

### Living Room

Double glazed bay window to the front, featured fireplace, radiators, and double glazed sliding doors to the garden.

### Kitchen

A range of wall and base mounted units with a stainless steel sink drainer, 6 ring gas hob with electric oven and cookerhood over, other appliances include a washing machine and integrated dishwasher, double glazed window overlooking the rear and door to the garden.

### First Floor Landing

Loft hatch with access to a boarded space, and doors to:

### Bedroom One

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

### Bedroom Two

Double glazed window to the rear, storage cupboard containing 2 year old boiler, and radiator.

### Bedroom Three

Double glazed window to the front and a radiator.

### Bathroom

Featuring a bath with shower over, low-level w/c, sink, heated towel radiator, and double glazed window to the rear.

### Outside

## Front Of Property

Front garden and street parking, with side access to the rear.

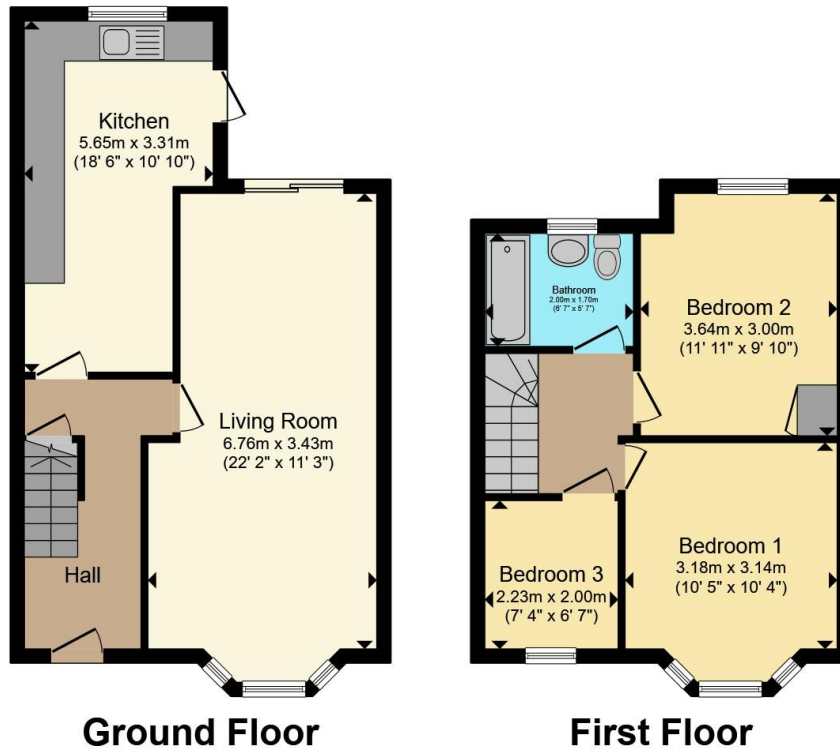
## Rear Garden

Decking and lawn, with access to garage.

## 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.





Total floor area 79.4 m<sup>2</sup> (855 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**



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38 New Union Street  
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EPC Rating: C Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/COV323408](http://connells.co.uk/Property/COV323408)**

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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