



Connells

Church Lane
Coventry



Property Description

A well-presented three-bedroom family home, ideally situated in the popular CV2 area of Coventry, offering comfortable and modern living throughout.

The ground floor features a spacious open-plan lounge/dining room creating a bright and sociable living space perfect for both relaxing and entertaining. The kitchen is well-equipped with a range of fitted units and offers ample worktop space. A separate utility room provides additional storage and practicality. To the first floor, the property comprises three well-proportioned bedrooms, suitable for families, professionals, or those requiring a home office. A contemporary fitted bathroom completes the upstairs accommodation.

Externally, the property benefits from gardens to both the front and rear, offering outdoor space for relaxation, gardening, or entertaining.

Early viewing is highly recommended to fully appreciate the space and potential this home has to offer.

Approach

Front door.

Entrance Hall

Stairs to first floor.

Through Lounge/Dining Room

Double glazed bay window to the front elevation, two radiators and double glazed window to the side and rear elevations.

Fitted Kitchen

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, radiator, double glazed window to the side elevation and door to the side elevation.

Utility Room

Double glazed windows to the side and rear elevations.

First Floor Landing

Doors to;

Bedroom One

Double glazed window to the front & side elevations and a radiator.

Bedroom Two

Double glazed window to the rear 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 and double glazed window to the rear elevation.

Outside

Front Garden

Access to the front door.

Rear Garden

Larger than average garden being mainly laid to lawn with path leading to the bottom of the garden.





Total floor area 83.7 m² (901 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

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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/COV323894

Tenure: Freehold



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