



**Connells**

Moat Avenue  
Coventry





## Property Description

This semi detached family home is situated in the popular area of Finham, ideally located for both Finham Park and Bishop Ullathorne senior schools. The accommodation briefly comprises: ground floor wet room, living room, dining room, reception room, fitted breakfast kitchen and a conservatory. To the first floor there are three bedrooms and a fitted bathroom. To the second floor there is a loft room. Outside there is a driveway providing off road parking and a rear garden.

## Approach

Front door to;

## Porch

Internal door to:

## Entrance Hall

Stairs to first floor.

## Living Room

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

## Dining Room

Sliding doors to conservatory and radiator.

## Conservatory

Double glazed windows to the side and rear elevations and door opening onto the rear garden.

## Breakfast Kitchen

Range of wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, integral microwave, integral fridge/freezer, integral dishwasher, double glazed window to the rear elevation and double doors leading to the rear garden.

## Reception Room

Double glazed window to the front elevation, radiator.

## Wet Room

Comprising shower, wash hand basin, toilet and heated towel rail.

## First Floor Landing

Doors to:

## Bedroom One

Double glazed bay window to the front elevation and 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 set into vanity unit, toilet, heated towel rail and double glazed window to the rear elevation.

### **Second Floor**

#### **Loft Room**

Double glazed window to the rear and side elevations and radiator.

#### **Outside**

#### **Front Of Property**

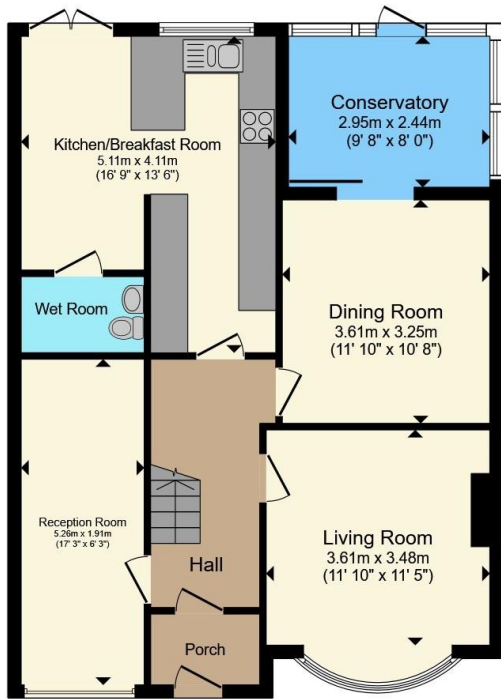
Driveway providing off road parking.

#### **Rear Garden**

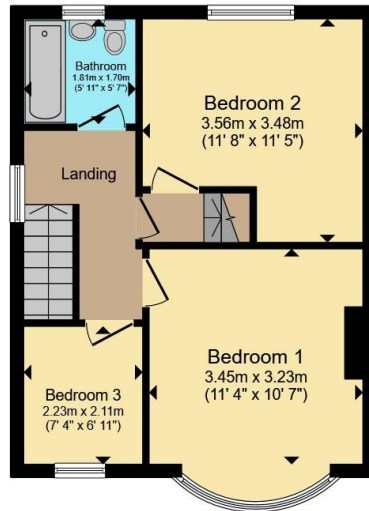
Overgrown.



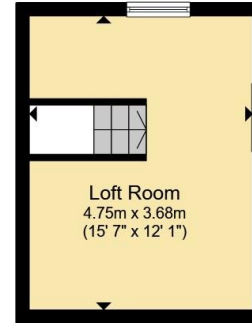




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 135.5 m<sup>2</sup> (1,458 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: D Council Tax  
Band: C

Tenure: Freehold

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