



Connells

Spring Road
Coventry



Property Description

A two-bedroom ground floor maisonette located in the popular area of Foleshill. The property offers a spacious lounge, a fitted kitchen, two good-sized bedrooms, and a modern fitted bathroom.

This home is ideal for first-time buyers, small families, or investors, and benefits from convenient access to local amenities, schools, Catholic School, Christian School and transport links.

Approach

Side entrance door.

Entrance Hall

Radiator and doors to;

Lounge

Double glazed window and radiator.

Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces.. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator and a double glazed window.

Bedroom One

Double glazed window and a radiator.

Bedroom Two

Double glazed window and a radiator.

Fitted Bathroom

Tiled, comprising bath, wash hand basin, toilet and double glazed window.

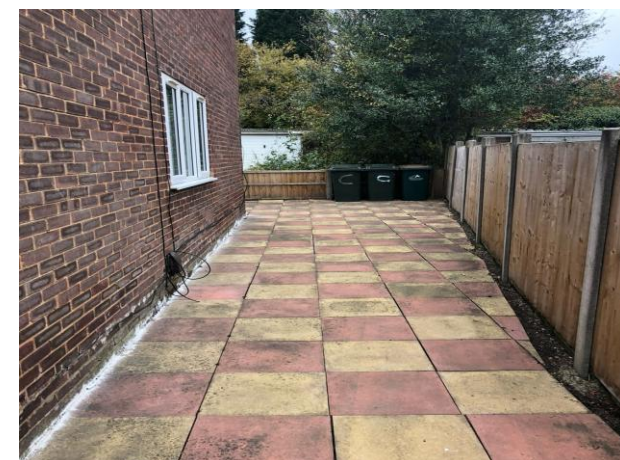
Outside

Access to entrance door.

Agents Note

"Please note that the AML fee covers 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."





To view this property please contact Connells on

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38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/COV324108

This is a Leasehold property with details as follows; Term of Lease 130 years from 20 Jul 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

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.

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