

Connells

Beake Avenue
Coventry

# Beake Avenue
# Coventry CV6 2HS

for sale offers over
**£200,000**







## Property Description
** NO UPWARD CHAIN** This mid terrace family home is situated in the popular residential area of Radford and briefly comprises: ground floor wet room, lounge, dining room with patio doors opening onto rear garden and a fitted kitchen. Upstairs there are three bedrooms, fitted bathroom with separate w/c. Externally there are front & rear gardens and a garage.

## Approach
Double glazed front door.

## Entrance Hall
Radiator and storage cupboard.

## Lounge
22' 9" x 11' 2" ( 6.93m x 3.40m )
Double glazed window to the front elevation, two radiators, television point and gas fire.

## Dining Room
10' 10" x 8' 9" ( 3.30m x 2.67m )
Double glazed patio doors leading to the rear garden.

## Fitted Kitchen
20' 10" x 7' 6" ( 6.35m x 2.29m )
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance, double glazed skylight.

## Ground Floor Wet Room
Comprising shower cubicle, wash hand basin, toilet, radiator and double glazed window to the rear elevation.

## First Floor Landing
Doors to;

## Bedroom One
11' 7" x 11' 2" ( 3.53m x 3.40m )
Double glazed window to the front elevation and radiator.

## Bedroom Two
11' 1" x 10' 9" ( 3.38m x 3.28m )
Double glazed window to the rear elevation, fitted wardrobe and radiator.

## Bedroom Three
7' 8" x 7' 7" ( 2.34m x 2.31m )
Double glazed window to the front elevation, fitted wardrobe and radiator.

## Fitted Bathroom
Tiled, comprising bath with shower over, wash hand basin and radiator.

## Separate W/C
Comprising toilet.

## Outside

## Front Of Property
Lawned with access to front door.

## Rear Garden
Decked patio with canopy beyond being laid to lawn.

## Garage
16' 7" x 8' 9" ( 5.05m x 2.67m )












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.focalagent.com

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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/COV319136**

Tenure: Freehold

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