



Connells

Cornelius Street
Coventry



Property Description

A mid terrace property situated in the popular residential area of Cheylesmore, being conveniently situated for easy access to the City Centre and other local amenities including the Daventry Road shopping parade. The accommodation briefly comprises: ground floor through lounge/dining room and a fitted kitchen. Upstairs there are three bedrooms and a bathroom. Externally there are front & rear gardens.

Approach

Front door.

Entrance Hall

Stairs to first floor.

Through Lounge/Dining Room

Double glazed window to the front elevation, television point and double glazed patio doors opening onto the rear garden.

Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear elevation and door leading to the rear garden

First Floor Landing

Doors to;

Bedroom One

Double glazed window to the front elevation.

Bedroom Two

Double glazed window to the rear elevation.

Bedroom Three

Double glazed window to the front elevation.

Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin, toilet and double glazed window to the rear elevation.

Outside

Front Of Property

Lawned with pathway to front door.

Rear Garden

Larger than average garden with patio area beyond laid to lawn with borders.

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."





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

To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/COV324234



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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV324234 - 0005