



Connells

The Coppice
Coventry



Property Description

21A The Coppice is a first floor maisonette available in Coventry with no upward chain. The accommodation briefly comprises stairs rising to the first floor to an entrance hallway, spacious open plan lounge/ fitted kitchen, two generous double bedroom with one en-suite and a family bathroom.

The property offers bright and well-proportioned living space throughout, making it an ideal purchase for first-time buyers, downsizers or buy-to-let investors.

Conveniently located within easy reach of Coventry City Centre, Jaguar Land Rover, University Hospital Coventry, local shops, schools and transport links, the property benefits from a practical and well-connected setting.

Further benefits include gas central heating, double glazing, communal grounds and no onward chain, allowing for a smooth and straightforward purchase.

Approach

Entrance Hall

Stairs rising to first floor landing.

First Floor Landing

Doors to:

Open Plan Lounge/Kitchen

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven & electric hob with cooker hood over, space for domestic appliances. Two double glazed windows to the front elevation, radiator, television point.

Bedroom One

Double glazed window to the rear elevation, laminate flooring, radiator and door to;

En-Suite

Tiled, comprising of a corner shower cubicle, wash hand basin, toilet and extractor fan.

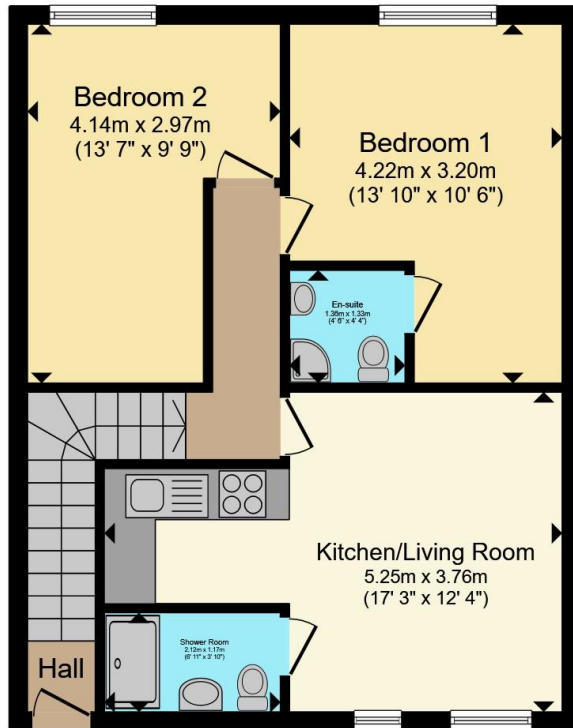
Bedroom Two

Double glazed window to the rear elevation, laminate flooring and radiator.

Shower Room

Tiled, comprising of a shower cubicle, wash hand basin, toilet and extractor fan.





Total floor area 50.7 m² (545 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

Service Charge: 256.00 Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/COV324355

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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