



Connells

James Fullarton Way
Coventry



Property Description

A semi detached property situated in the Weavers Wharf, the new homes development off Old Church Road, being close to the two primary schools, Coventry Building Society Arena, Gallagher retail park and the A444 & M6 motorway network. The accommodation briefly comprises: ground floor w/c, lounge and a fitted kitchen/diner. To the first floor there are three bedrooms, (bedroom one with en-suite) and a family bathroom. Outside there is off road parking for two vehicles and a rear garden.

Approach

Front door.

Entrance Hall

Stairs to first floor, radiator.

Guest W/C

Comprising, toilet, wash hand basin, radiator and double glazed window to the front elevation.

Lounge

14' 3" x 12' (4.34m x 3.66m)

Double glazed window to the front elevation and radiator.

Fitted Kitchen/Diner

15' 3" x 9' 7" (4.65m x 2.92m)

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, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the rear elevation and double glazed doors leading to the rear garden.

First Floor Landing

Loft hatch, storage cupboard and doors to;

Bedroom One

11' 10" x 9' 6" (3.61m x 2.90m)

Double glazed window to the front elevation, storage cupboard and radiator.

En-Suite

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

Bedroom Two

9' x 7' 8" (2.74m x 2.34m)

Double glazed window to the rear elevation and radiator.

Bedroom Three

Double glazed window to the rear elevation and radiator.

Family Bathroom

Tiled, comprising bath, wash hand basin, toilet, radiator and double glazed window to the side elevation.

Outside

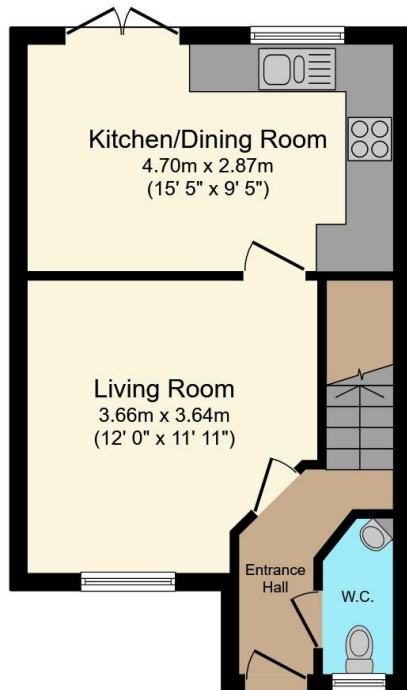
Front Of Property

Off road parking to the front.

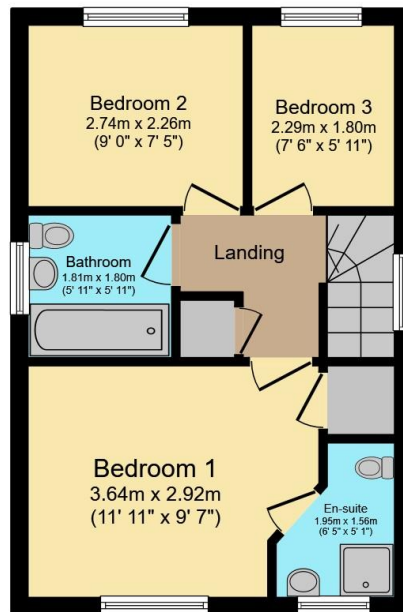
Rear Garden

Garden shed with pedestrian access to the front.





Ground Floor



First Floor

Total floor area 66.5 m² (716 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



To view this property please contact Connells on

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38 New Union Street
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EPC Rating: B

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 360.00

Tenure: Leasehold

view this property online connells.co.uk/Property/COV314958

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015. 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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