



**Connells**

Sledmere Close  
Coventry



## Property Description

\*\*NO UPWARD CHAIN\*\* This mid terrace family home is situated in the popular location of Longford over-looking Marconi woods in Longford park. The accommodation briefly comprises: ground floor entrance hall, through lounge/dining room and a fitted kitchen. To the first floor there are three bedrooms and a fitted bathroom. Outside there is a rear garden.

### Approach

Double glazed front door.

### Porch

Internal door to;

### Entrance Hall

Stairs to first floor and doors to;

### Through Lounge/Dining Room

25' 1" x 11' 2" ( 7.65m x 3.40m )

Double glazed window to the front elevation, gas fire and double glazed doors opening onto the rear garden.

### Fitted Kitchen

13' x 8' 1" max ( 3.96m x 2.46m max )

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 side & rear elevations.

### Hall

Door to the side elevation.

### First Floor Landing

Doors to:

### Bedroom One

12' 2" x 8' 7" ( 3.71m x 2.62m )

Double glazed window to the front elevation, fitted wardrobe and radiator.

### Bedroom Two

12' 5" x 10' 7" ( 3.78m x 3.23m )

Double glazed window to the rear elevation.

### Bedroom Three

73' x 6' 4" ( 22.25m x 1.93m )

Double glazed window to the front elevation.

### Fitted Bathroom

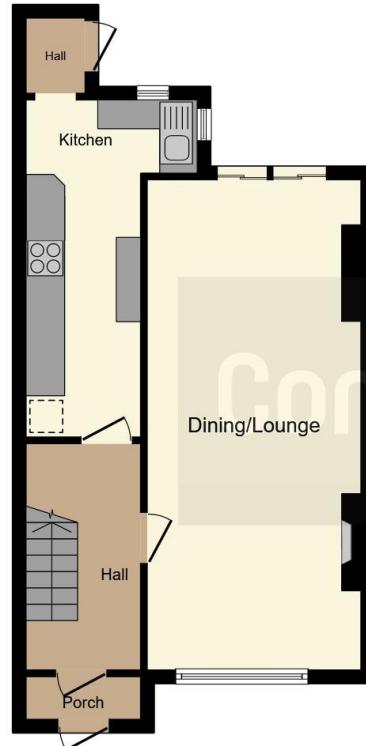
Tiled, comprising bath, wash hand basin, toilet and double glazed window to the rear elevation.

## Outside

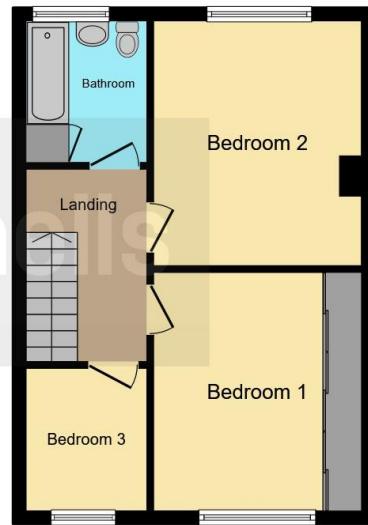
### Rear Garden

Patio beyond being laid to lawn with garden shed.





**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

To view this property please contact Connells on

**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
COVENTRY CV1 2HN

EPC Rating: F    Council Tax  
Band: B

view this property online [connells.co.uk/Property/COV322102](http://connells.co.uk/Property/COV322102)



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: COV322102 - 0004