



Connells

Knotting Way  
Coventry



## Property Description

\* NO CHAIN \* Two bedroom end terrace property situated in the popular area of Binley. Superb first time buy or investment opportunity. The home comprises of a hallway, kitchen, lounge/diner, cloakroom, two first floor bedrooms and family bathroom. Parking to the front for two vehicles and private rear garden.

## Approach

Pathway leading to the front door:

## Entrance Hall

Double glazed door to the front, central heating radiator, laminate flooring arch to the kitchen:

## Kitchen

Comprising of a range of wall and base mounted units incorporating a one and a half bowl sink and drainer unit with worktops over, gas hob with hood above, electric oven, plumbing for washing machine, combination boiler and a double glazed window to the front.

## Cloakroom

Low level wc, wash hand basin, central heating radiator and a double glazed window to the side.

## Lounge

Double glazed french doors to the rear garden, central heating radiator and stairs rising to the first floor.

## First Floor Landing

Central heating radiator, access to loft via a ladder and doors to:

## Bedroom One

Double glazed window to the rear aspect, built in wardrobe and a central heating radiator.

## Bedroom Two

Double glazed window to the front aspect and a central heating radiator.

## Bathroom

Being tiled and comprising of a bath with shower over, low level wc, wash hand basin, extractor fan, heated towel rail and a double glazed window to the front aspect.

## Outside

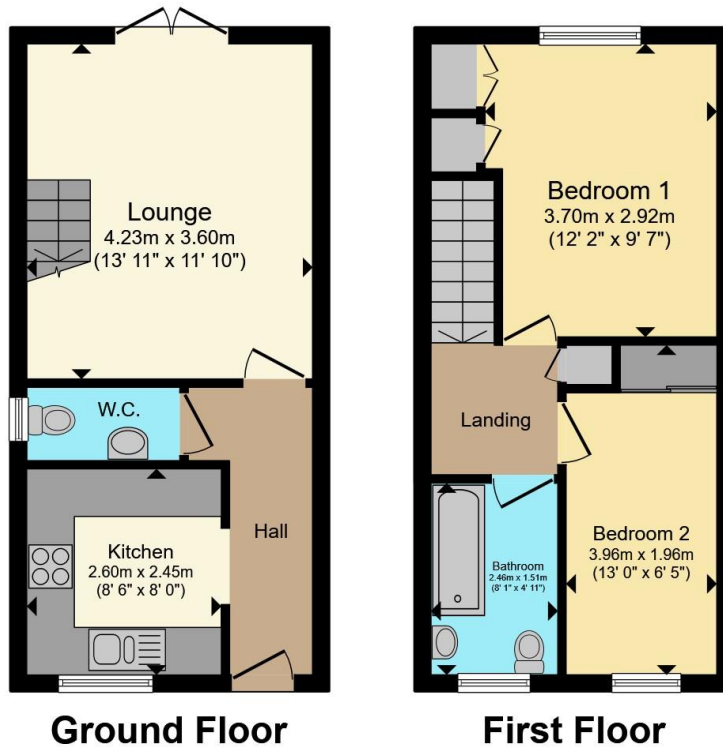
To the front of the property is parking for two vehicles.

To the rear is a decked area with pergola, paved area and raised border.

## 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."





Total floor area 57.3 m<sup>2</sup> (617 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](http://www.propertybox.io)

**Connells**



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EPC Rating: C Council Tax  
Band: A

**view this property online [connells.co.uk/Property/COV323370](http://connells.co.uk/Property/COV323370)**

Tenure: Freehold



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