



Connells

Charter Avenue
Coventry



Property Description

This semi detached family home situated in the popular area of Canley being close to Cannon Park Shopping Centre and Warwick University with local transport links to A45/A46 and Coventry City Centre. The accommodation briefly comprises: lounge, kitchen/diner, storage room with downstairs w/c, three first floor bedrooms and a family bathroom. Externally, the property benefits from a low maintenance rear garden with street parking at the front.

Approach

Steps up to:

Porch

Door to:

Entrance Hallway

Central heating radiator and doors to:

Lounge

A cosy lounge featuring a woodburner, double glazed window to the front elevation, central heating radiator and double doors to the kitchen.

Kitchen/Diner

The kitchen/diner comprises of a range of wall and base mounted units incorporating a stainless steel sink drainer unit with work surfaces and tiled splashbacks over, gas hob with electric hob and cooker hood over, plumbing for washing machine, integral fridge/freezer and a double glazed window and double doors to the rear aspect.

Inner Hall

Room for storage and door to w/c.

Ground Floor W/C

Comprising toilet and sink.

First Floor Landing

Double glazed window to the side elevation, and doors to;

Bedroom One

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

Bedroom Two

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

Bedroom Three

Double glazed window to the front elevation and radiator.

Fitted Bathroom

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

Outside

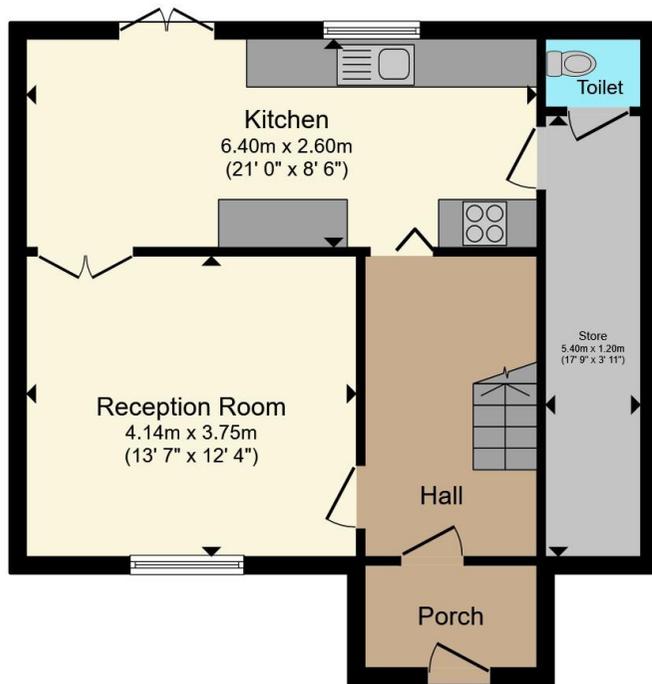
Front Of Property

On street Parking.

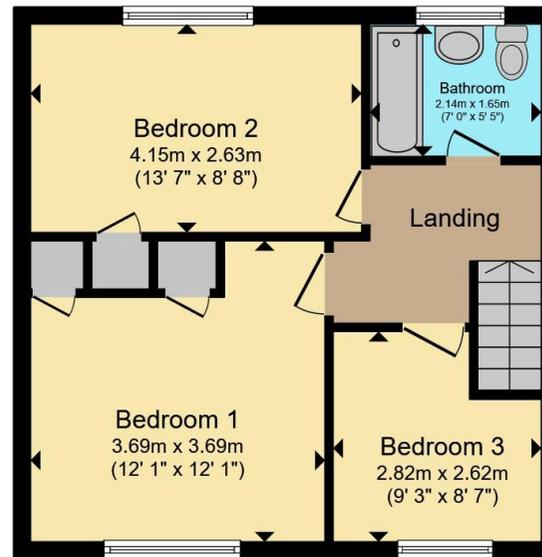
Rear Garden

Decking area following onto a split of both astro turf and stones.





Ground Floor



First Floor

Total floor area 93.9 m² (1,011 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

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

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: D Council Tax Band: D

view this property online connells.co.uk/Property/COV323475

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: COV323475 - 0003