



Connells

Hall Green Road
Coventry



Property Description

Situated in the popular residential area of Aldermans Green, this three-bedroom single-bayed semi-detached property offers well-proportioned accommodation, making it an ideal purchase for first-time buyers, families, or investors.

The ground floor comprises a welcoming lounge and a fitted kitchen/dining room, providing ample space for everyday living and entertaining. To the first floor are three bedrooms and a fitted family bathroom.

Externally, the property is approached via steps leading to the front entrance, while to the rear there is an enclosed garden, offering outdoor space for relaxation and recreation.

Conveniently located close to local amenities, schools, and transport links, this property presents an excellent opportunity to acquire a home in a well-established residential neighbourhood.

Porch

Front door.

Entrance Hall

Stairs to first floor, radiator.

Lounge

Double glazed bay window to the front elevation and radiator.

Fitted Kitchen/Diner

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 electric hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, laminate flooring, understairs storage, double glazed window to the rear elevation and double glazed doors leading to the rear garden.

First Floor Landing

Doors to;

Bedroom One

Double glazed window to the front elevation and radiator.

Bedroom Two

Double glazed window to the rear elevation and radiator.

Bedroom Three

Double glazed window to the rear elevation and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin set into vanity unit, toilet, radiator, laminate flooring and double glazed window to the front elevation.

Outside

Front Of Property

Steps upto front door.

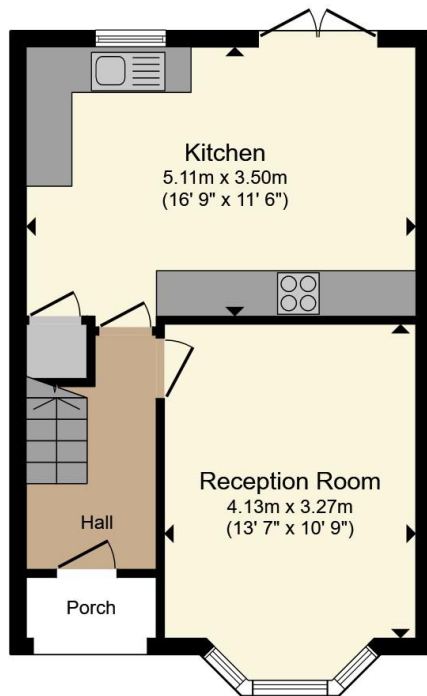
Rear Garden

Half paved and half lawned.

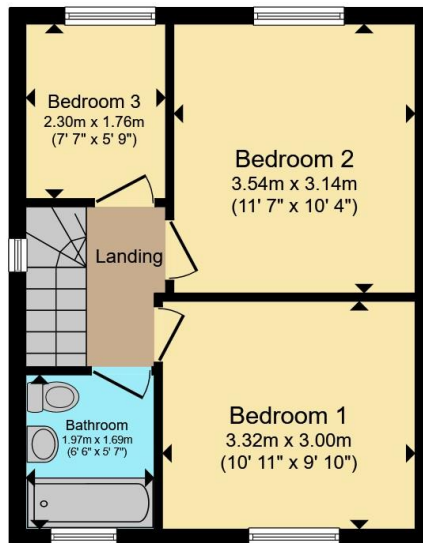
Agents Note

"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."





Ground Floor

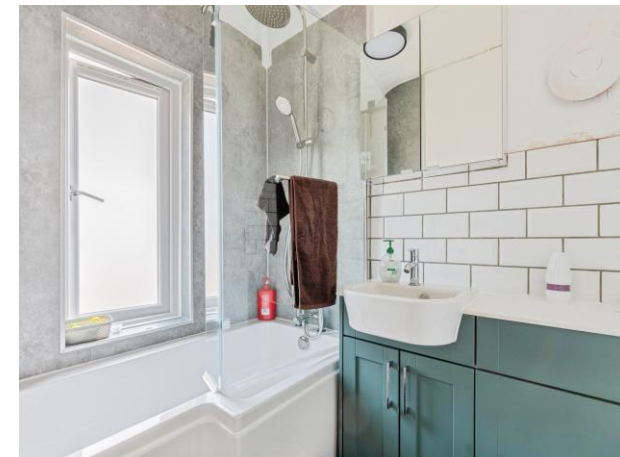


First Floor

Total floor area 72.9 m² (785 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

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

38 New Union Street
COVENTRY CV1 2HN

EPC Rating: C Council Tax
Band: A

view this property online connells.co.uk/Property/COV323225

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: COV323225 - 0003