



**Connells**

Cromwell Lane  
Coventry



## Property Description

This mid terrace family home is quietly set in a semi rural location, offering flexible living accommodation set over two floors and benefiting from a driveway and garage to the rear and a rear garden. The accommodation briefly comprises: ground floor w/c, lounge and a fitted kitchen/diner with French doors opening onto the rear garden. To the first floor there are three bedrooms, two with built-in wardrobes and a family bathroom.

## Approach

Double glazed front door.

## Entrance Hall

Radiator.

## Guest W/C

Comprising, toilet, wash hand basin and radiator.

## Lounge

Double glazed window to the front elevation, radiator, laminate flooring and stairs rising to first floor.

## Fitted Kitchen/Diner

Range of wall and base mounted units incorporating an inset one a half bowl 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, double glazed window to the rear elevation and double glazed French doors leading to the rear garden.

## First Floor Landing

Cupboard, loft hatch and doors to;

## Bedroom One

Double glazed window to the front elevation, built-in wardrobe and radiator

## Bedroom Two

Double glazed window to the rear elevation, built-in wardrobes and radiator

## Bedroom Three

Double glazed window to the front elevation and a radiator

## Fitted Bathroom

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

## Outside

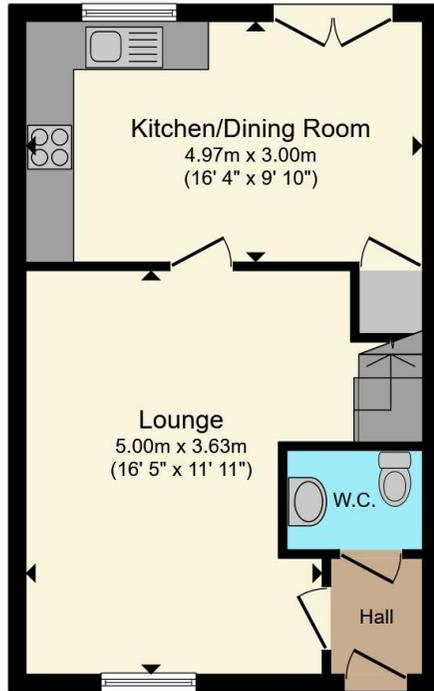
## Rear Garden

Lawned with path leading to the garage.

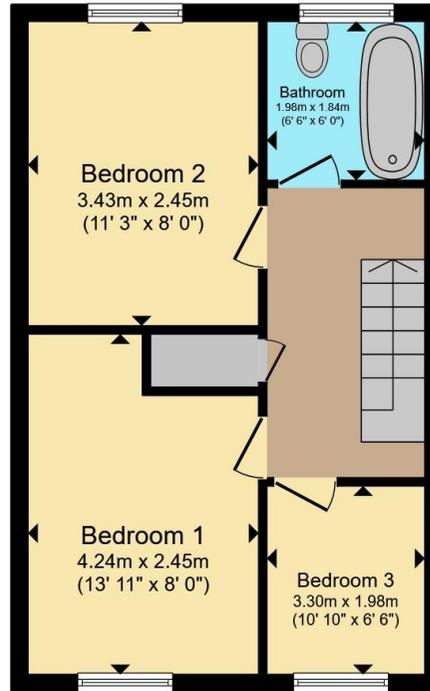
## Garage

Up & over door.





**Ground Floor**



**First Floor**

Total floor area 80.8 m<sup>2</sup> (870 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)



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: C Council Tax  
Band: C

**view this property online [connells.co.uk/Property/COV323240](http://connells.co.uk/Property/COV323240)**

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](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: COV323240 - 0006