



**Connells**

Leyland Road  
Coventry



## Property Description

A well-presented mid-terrace home situated in a popular residential location within the sought-after CV5 area of Coventry, offering comfortable family living and convenient access to local amenities.

The accommodation comprises, to the ground floor, a welcoming lounge providing a pleasant living space, along with an extended fitted kitchen offering ample storage and worktop space. To the first floor there are three bedrooms, alongside a fitted family bathroom.

Externally, the property benefits from a rear garden, ideal for relaxing or entertaining, as well as off-road parking to the front or rear, adding to the practicality of the home.

This property would make an ideal purchase for first-time buyers, growing families, or investors alike and is well positioned for local schools, transport links, and amenities.

## Approach

Front door.

## Entrance Hall

## Lounge

Double glazed window to the front elevation, feature fireplace surround with gas fire.

## Fitted Kitchen/Dining Room

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric double oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the rear elevation and door 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 front elevation and radiator.

## Fitted Bathroom

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

**Outside**

**Front Of Property**

Off road parking.

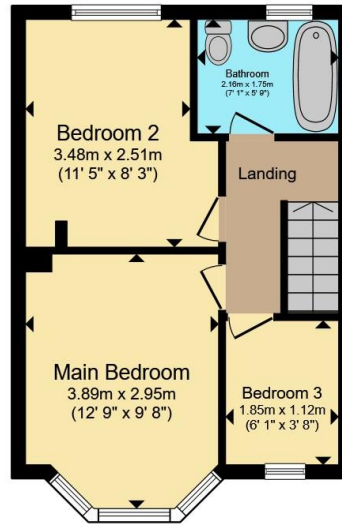
**Rear Garden**

Lawned.





**Ground Floor**



**First Floor**

Total floor area 78.7 m<sup>2</sup> (847 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)



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EPC Rating: D Council Tax Band: B

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Tenure: Freehold



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