





Property Description

****NO UPWARD CHAIN**** End of terraced family home situated in the residential area of Little Heath, being close to Coventry Building Society arena and transport links. The accommodation briefly comprises; ground floor lounge, fitted kitchen, utility room and fitted bathroom. To the first floor there are two good sized bedrooms and a shower room. Outside there is a rear garden.

Approach

Front door.

Lounge

Double glazed window to the front elevation and radiator.

Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Integrated electric oven and gas hob, space for domestic appliance, radiator, double glazed window to the side elevation.

Utility Room

Plumbing for washing machine, double glazed window to the side elevation and door opening onto the rear garden.

Fitted Bathroom

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

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.

Shower Room

Comprising, shower, wash hand basin and toilet.

Outside

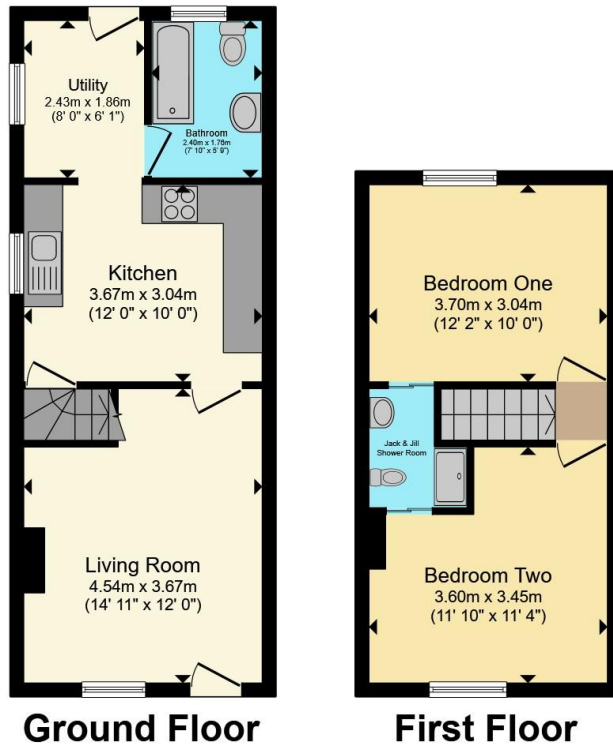
Rear Garden

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."





Total floor area 65.7 m² (707 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



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38 New Union Street
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EPC Rating: D Council Tax
 Band: A

view this property online connells.co.uk/Property/COV323806

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.

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