



Connells

Lawrence Saunders Road
Coventry

Lawrence Saunders Road Coventry CV6 1HE

for sale offers over
£160,000



Property Description

Situated in a popular residential location, this attractive two-bedroom semi-detached home offers well-presented accommodation throughout and is offered to the market with no upward chain, making it an excellent opportunity for first-time buyers, downsizers, or investors.

The property briefly comprises a welcoming entrance hall, a bright and spacious lounge, a wc, and a fitted kitchen with access to the rear garden. To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private rear garden, providing an ideal space for relaxing and entertaining, while the front offers a fore-garden.

Conveniently located close to local amenities, schools, and transport links, the home provides easy access to Coventry City Centre, the University Hospital, and major road networks.

Viewing is highly recommended to appreciate the accommodation on offer.

Approach

Entrance door leading to:

Entrance Hall

Stairs rising to the first floor. a radiator and door to:

Lounge

Double glazed window to the front aspect, open chimney for a gas fireplace which can be re-opened, central heating radiator,

understairs storage cupboard, and door to:

Kitchen/Diner

Comprising of a range of wall and base units incorporating a sink drainer unit, gas cooker point with electric oven and extractor fan over, double glazed window to the rear aspect, a radiator, door to w/c, door to storage cupboard with plumbing for washing machine, and door to rear garden.

First Floor Landing

Access to a boarded loft space and doors to:

Bedroom One

Double glazed window to the front, two storage cupboards and central heating radiator.

Bedroom Two

Double glazed window to the rear aspect, yearly serviced combination boiler and a central heating radiator.

Bathroom

Being tiled and comprising a bath with electric shower over, low level wc, wash hand basin, heated towel rail and a double glazed window to the rear aspect.

Outside

To the front of the property is a foregarden with path leading to the front door.

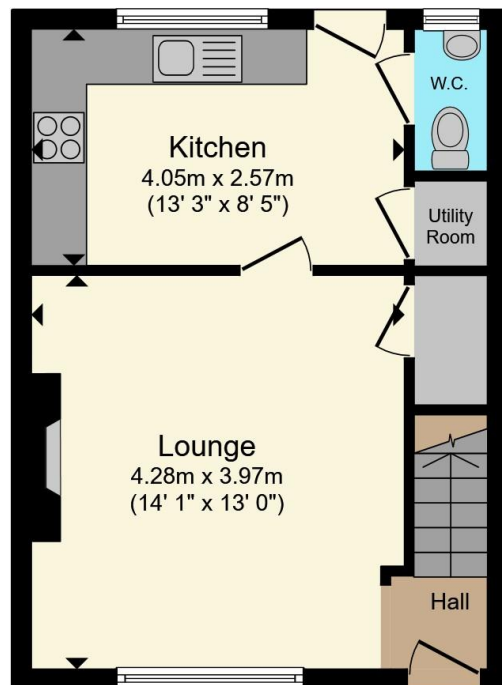
To the rear is a patio area beyond being laid to lawn, useful storage shed

and a side gate providing access to the front of the property.

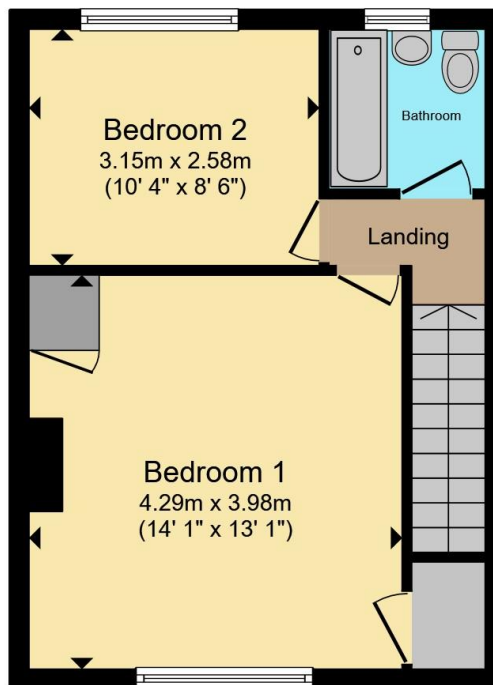
Buyer Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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 68.8 m² (741 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

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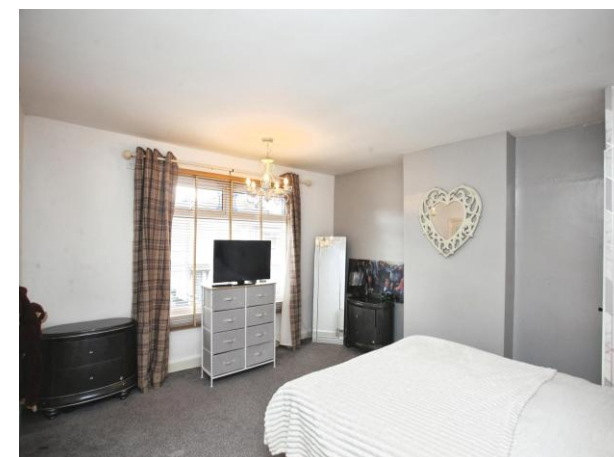
To view this property please contact Connells on

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38 New Union Street
COVENTRY CV1 2HN

EPC Rating: D Council Tax
Band: A

view this property online connells.co.uk/Property/COV324538



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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