



**Connells**

The Carabiniers  
Coventry



### Property Description

This well presented semi detached property is situated in a popular residential area of Coventry, close to local amenities including Coventry City Centre. The accommodation briefly comprises: ground floor guest w/c, lounge and a fitted kitchen/diner. To the first floor there are three bedrooms, (bedroom one with en-suite) and a fitted bathroom. Outside there is off road parking and a rear garden.

### Approach

Double glazed front door.

### Guest W/C

Comprising, toilet, wash hand basin, heated towel rail and extractor fan.

### Lounge

Double glazed window to the front elevation and radiator. Door to;

### Fitted Kitchen/Diner

Range of wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, integral washer/dryer, integral fridge/freezer, double glazed window to the rear elevation and double glazed French doors leading to the rear garden.

### First Floor Landing

Loft hatch and doors to;

### Bedroom One

Double glazed window to the rear elevation and radiator.

### En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator, extractor fan and double glazed window to the rear elevation.

### Bedroom Two

Double glazed window to the front 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, radiator, extractor fan.

### Outside

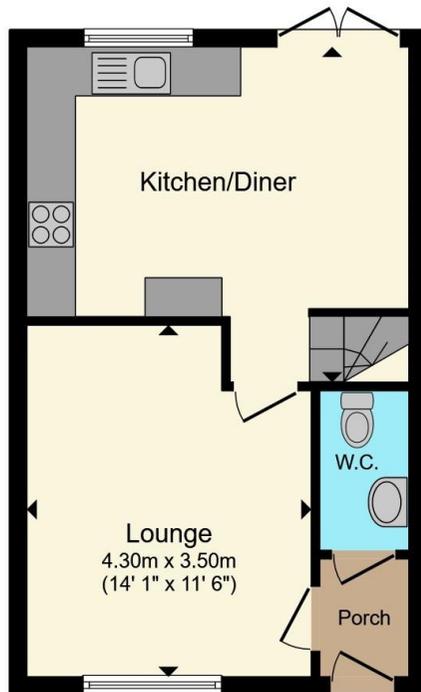
### Side Of Property

Parking for two vehicles to the side of the property.

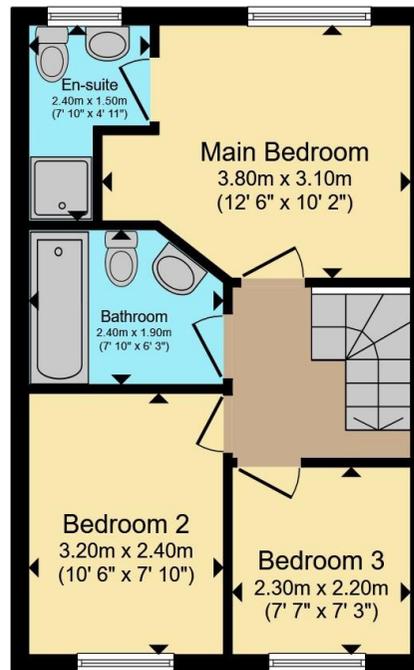
### Rear Garden

Decked patio area beyond being laid to lawn with borders and gated side access.





**Ground Floor**



**First Floor**

Total floor area 72.4 m<sup>2</sup> (779 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

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EPC Rating: C Council Tax  
Band: B

**view this property online [connells.co.uk/Property/COV323311](http://connells.co.uk/Property/COV323311)**

Tenure: Freehold



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