



**Connells**

Canley Road  
Coventry



## Property Description

An individually designed four bedroom semi detached property with double glazing & central heating. The accommodation briefly comprises: reception hall, living room, dining room, fitted kitchen, conservatory, fitted kitchen, cloakroom, four bedrooms and two fitted shower rooms. Outside there is a rear garden, direct access to driveway and garage. Offered with no upward chain.

## Approach

Front door.

## Porch

Internal door to:

## Entrance Hall

Stairs to first floor, laminate flooring.

## Living Room

15' 6" into bay x 11' 11" max ( 4.72m into bay x 3.63m max )

Double glazed bay window to the front elevation, radiator, television point, feature fireplace surround with fire and laminate flooring.

## Dining Room

18' 11" x 10' 11" max ( 5.77m x 3.33m max )

Double glazed French door to conservatory, feature fireplace with fire, laminate flooring and radiator.

## Conservatory

10' 1" x 10' ( 3.07m x 3.05m )

Double glazed windows to the side and rear elevations and double glazed French doors to the side elevation.

## Fitted Kitchen

15' 3" x 10' 6" ( 4.65m x 3.20m )

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, , space for domestic appliance, radiator, double glazed window to the rear elevation and door to:

## Utility Room

15' 6" x 10' 6" ( 4.72m x 3.20m )

Plumbing for washing machine, radiator, door to rear elevation and through to;

## Cloakroom

Comprising, toilet, wash hand basin set into vanity unit, radiator and double glazed window to the rear elevation

## First Floor Landing

Doors to:

## Bedroom One

16' 1" into bay x 12' ( 4.90m into bay x 3.66m )

Double glazed bay window to the front elevation, laminate flooring and radiator.

## Bedroom Two

13' 11" x 8' 10" ( 4.24m x 2.69m )

Double glazed window to the rear elevation, laminate flooring and radiator.

## Bedroom Three

12' x 11' 11" max ( 3.66m x 3.63m max )

Double glazed window to the front elevation, laminate flooring and radiator.

### **Bedroom Four**

7' 2" x 6' ( 2.18m x 1.83m )

Double glazed window to the front elevation, laminate flooring and radiator.

### **Fitted Shower Room**

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet, extractor fan, heated towel rail and double glazed window to the rear elevation.

### **Fitted Shower Room**

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet, extractor fan, heated towel rail and double glazed window to the rear elevation.

### **Outside**

#### **Front Of Property**

Driveway providing off road parking and access to front door.

#### **Rear Garden**

Patio area beyond being laid to lawn with borders and garden shed.

### **Garage**

19' 11" x 8' 8" ( 6.07m x 2.64m )





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.focalagent.com](http://www.focalagent.com)

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: D Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/COV321604](http://connells.co.uk/Property/COV321604)**

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: COV321604 - 0011