



Connells

Anglian Way
Coventry



Property Description

This detached family home is situated to the South East of the City, within easy access of both the City Centre & the Midland Road networks. The accommodation briefly comprises: ground floor w/c, lounge, dining room and a fitted kitchen. To the first floor there are three bedrooms, (bedroom one with en-suite) and a family bathroom. Outside there is a garage and a rear garden.

Approach

Front door.

Entrance Hall

Stairs to first floor, storage cupboard and radiator.

Guest W/C

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

Lounge

Double glazed window to the front elevation, radiator, laminate flooring and double glazed doors opening onto the rear garden.

Dining Room

Double glazed window to the front & side elevations and radiator.

Fitted Kitchen

Range of wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Integrated electric oven and gas hob with cookerhood over, integrated dishwasher, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear & side elevations and door leading to the rear garden.

First Floor Landing

Double glazed window to the rear elevation, radiator and doors to;

Bedroom One

Double glazed window to the front elevation, Hammonds fitted wardrobe and radiator.

En-Suite

Comprising, shower cubicle, wash hand basin, toilet, heated towel rail and double glazed window to the rear elevation.

Bedroom Two

Double glazed window to the front and side elevations, Hammonds fitted wardrobe and radiator.

Bedroom Three

Double glazed window to the rear elevation, Hammonds fitted wardrobe and radiator.

Fitted Bathroom

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

Outside

Rear Garden

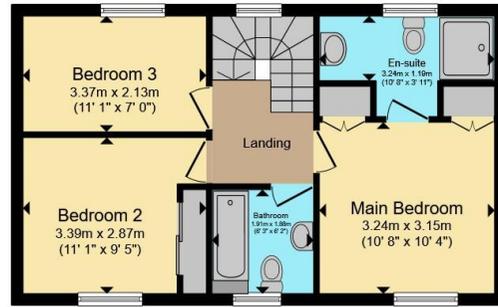
Lawned area.

Garage

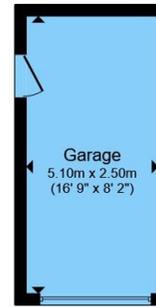




Ground Floor



First Floor



Garage



Total floor area 111.6 m² (1,202 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



To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: C Council Tax
 Band: D

view this property online connells.co.uk/Property/COV323201

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV323201 - 0009