



Connells

Woodhill Rise
Coventry



Property Description

A semi detached family home located on Wood Hill Rise, Coventry, close to Coventry Building Society Arena and A444. The accommodation briefly comprises: ground floor through lounge/dining room, study/bedroom with en-suite, fitted kitchen and a conservatory. To the first floor there are four bedrooms and a fitted bathroom. Outside there is a driveway to the front providing off road parking and a low maintenance rear garden.

Approach

Front door.

Lounge/Dining Room

30' 9" x 12' (9.37m x 3.66m)

Double glazed window to the front elevation, radiator, laminate flooring and double glazed French doors to conservatory.

Study/Bedroom

14' 10" x 7' 1" (4.52m x 2.16m)

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

En-Suite

Tiled, comprising shower, wash hand basin, toilet, heated towel rail and double glazed window to the side elevation.

Fitted Kitchen

11' 10" x 7' 11" (3.61m x 2.41m)

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

Conservatory

11' 6" x 10' 3" (3.51m x 3.12m)

Tiled flooring and double glazed door opening onto the rear garden.

First Floor Landing

Double glazed window to the side elevation, loft hatch, laminate flooring and doors to;

Bedroom One

11' 11" x 9' 8" (3.63m x 2.95m)

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

Bedroom Two

11' 11" x 8' 1" max (3.63m x 2.46m max)

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

Bedroom Three

8' 7" x 7' 11" (2.62m x 2.41m)

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

Bedroom Four

9' 8" x 7' 11" (2.95m x 2.41m)

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

Family Bathroom

Tiled, comprising bath, wash hand basin and toilet.

Outside

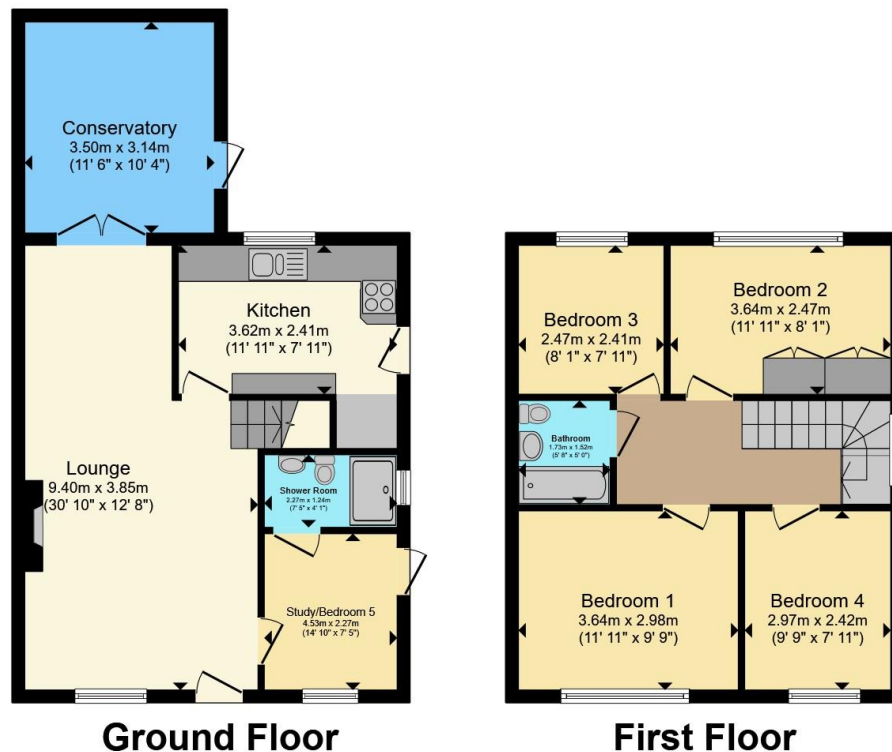
Front Of Property

Driveway providing off road parking.

Rear Garden

Paved.





Total floor area 102.4 m² (1,102 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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38 New Union Street
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EPC Rating: D Council Tax
 Band: C

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Tenure: Freehold



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