



**Connells**

The Silk Works Foleshill Road  
Coventry



## Property Description

A modern two bedroom apartment situated in the residential area of Foleshill, being close to local amenities and bus routes. The accommodation briefly comprises: open plan lounge/fitted kitchen, two good sized bedrooms, (master with en-suite) and a fitted bathroom.

### Approach

Communal entrance door.

### Communal Hall

Stairs rising to first floor and personal door to;

### Open Plan Lounge/Kitchen

29' 4" x 14' 1" ( 8.94m x 4.29m )

### Lounge Area

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

### Kitchen Area

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and electric hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance,

### Master Bedroom

13' 1" x 9' 10" ( 3.99m x 3.00m )

Double glazed window to the rear elevation and electric heater.

### En-Suite

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet, electric heater, extractor fan.

### Bedroom Two

13' 1" x 9' 5" ( 3.99m x 2.87m )

Double glazed window to the rear elevation and electric heater.

### Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, electric heater.







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**

**view this property online [connells.co.uk/Property/COV321014](http://connells.co.uk/Property/COV321014)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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: COV321014 - 0004