





Property Description

A two-bedroom mid-terrace property situated on Avon Street, in the popular residential area of Stoke, conveniently located close to local amenities, schools, and transport links, this property offers excellent accessibility.

This home offers comfortable and well-appointed accommodation, ideal for first-time buyers, professionals, or investors. The ground floor comprises a spacious lounge providing a versatile living, reception room, shower room and a fitted kitchen offering ample storage and work surfaces. To the first floor, there are two well-proportioned bedrooms, both benefiting from en-suites.

Externally, the property enjoys gardens to both the front and rear, providing outdoor space to relax or entertain.

Porch

Front door.

Reception Room

Double glazed window to the front elevation, radiator.

Fitted Shower Room

Comprising, shower cubicle, wash hand basin and a toilet.

Living Room

Double glazed window to the rear elevation, radiator and access to stairs rising to the first floor.

Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window and door to the side elevation.

First Floor Landing

Doors to;

Bedroom Two

Double glazed window to the front elevation and radiator.

En-Suite

Comprising, shower cubicle, wash hand basin, toilet.

Bedroom One

Double glazed window to the rear elevation and radiator.

En-Suite

Comprising, bath with separate shower cubicle, wash hand basin, toilet and double glazed window to the rear elevation

Outside

Front Of Property

Foregarden with access to front door.

Rear Garden

Larger than average garden being mainly laid to lawn.

Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Total floor area 63.5 m² (683 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

Connells



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: E Council Tax
 Band: A

view this property online connells.co.uk/Property/COV323839

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: COV323839 - 0010