



Connells

Prince Of Wales Road
COVENTRY



Property Description

Situated in the popular residential area of Chapelfields, this traditional single bayed mid-terrace property offers spacious and well-proportioned accommodation, ideal for first-time buyers or investment purchasers.

The ground floor comprises a welcoming through lounge/dining room, providing a versatile living and entertaining space, along with a fitted kitchen to the rear. To the first floor, there are three bedrooms and a fitted family bathroom.

Externally, the property benefits from a foregarden with steps leading up to the front entrance, whilst to the rear there is an enclosed garden offering further outdoor space.

Early viewing is recommended to appreciate the accommodation on offer.

Approach

Front door.

Entrance Hall

Stairs to first floor, radiator.

Through Lounge/Dining Room

Double glazed bay window to the front elevation, two radiators and french patio doors opening onto the rear garden.

Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric double 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 leading to the rear garden.

First Floor Landing

Doors to;

Bedroom One

Double glazed window to the front elevation and radiator.

Bedroom Two

Double glazed window to the rear elevation and radiator.

Bedroom Three

Double glazed window to the front elevation and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, heated towel rail and double glazed window to the rear elevation.

Outside

Front Of Property

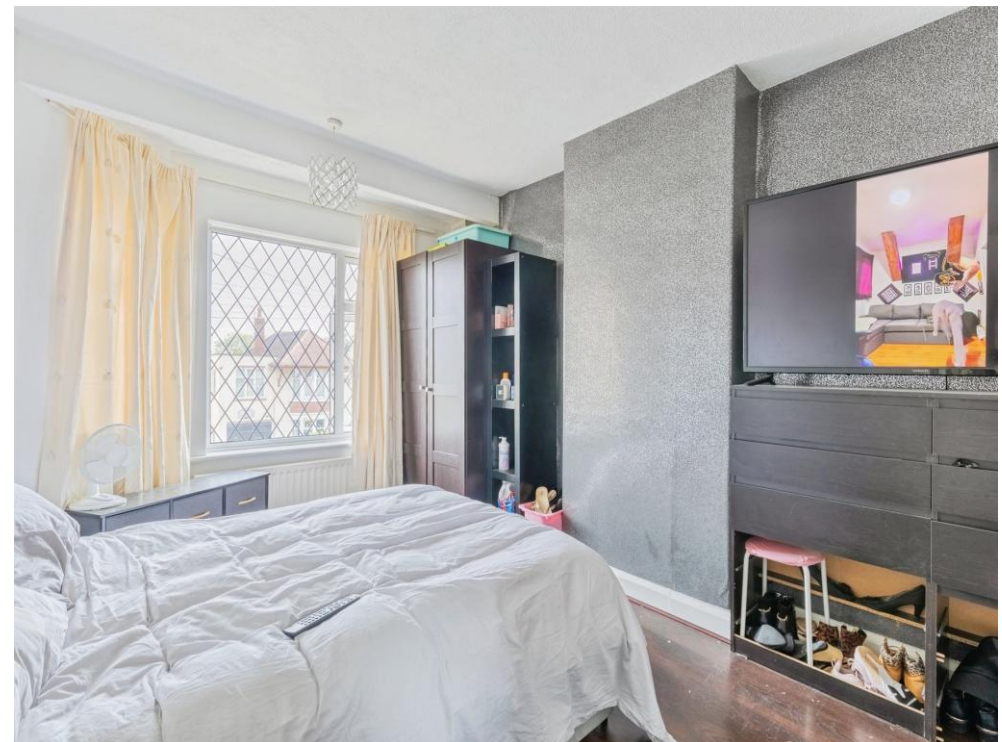
Foregarden with steps to the front door.

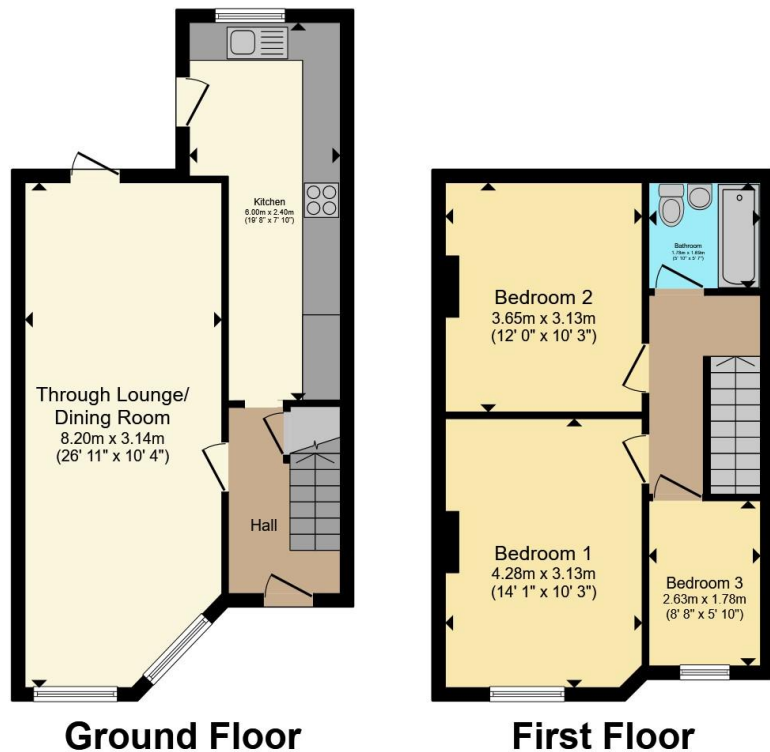
Rear Garden

Lawned with gated rear access.

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 82.0 m² (882 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

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38 New Union Street
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EPC Rating: C Council Tax
Band: C

view this property online connells.co.uk/Property/COV323968

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.

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