



**Connells**

Thackeray Road  
Coventry



## Property Description

\*\*NO UPWARD CHAIN\*\* Modern end of terraced town house situated in the residential area of Stoke Heath, with easy access to the A444 and local amenities. The accommodation briefly comprises: ground floor guest w/c, lounge and a fitted kitchen. On the first floor there are two good sized bedrooms and a fitted bathroom. On the second floor there is the master bedroom with en-suite shower room. Outside there are gardens to the front & rear of the property.

### Approach

Front door.

### Entrance Hall

Stairs to first floor, radiator.

### Guest W/C

Comprising, toilet, wash hand basin, radiator and double glazed window to the front elevation.

### Lounge

14' 1" x 12' ( 4.29m x 3.66m )

Double glazed window to the rear elevation, radiator, understairs storage, double glazed window to the rear elevation and double glazed French doors opening onto the rear garden.

### Fitted Kitchen

11' 5" x 5' ( 3.48m x 1.52m )

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 extractor hood, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the front elevation.

### First Floor Landing

Airing cupboard and doors to;

### Bedroom Two

12' 6" x 11' 7" ( 3.81m x 3.53m )  
Two double glazed windows to the rear elevation and radiator.

### Bedroom Three

13' 4" x 5' 11" ( 4.06m x 1.80m )  
Double glazed window to the front elevation and radiator.

### Fitted Bathroom

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

### Second Floor Landing

Radiator, double glazed window to the rear elevation and door to;

### Master Bedroom

16' 5" x 9' ( 5.00m x 2.74m )  
Double glazed window to the rear elevation and radiator.

## **En-Suite Shower Room**

Comprising, shower cubicle, wash hand basin, toilet, radiator and double glazed window to the side elevation.

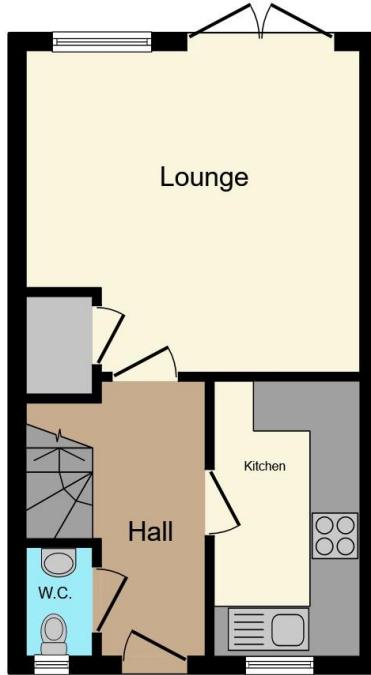
## **Outside**

## **Front Of Property**

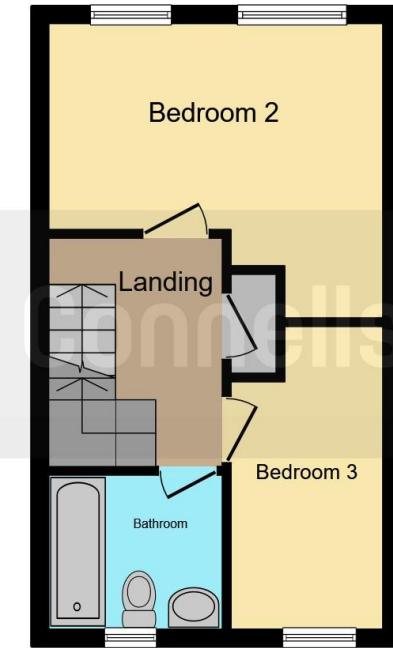
Foregarden with access to front door.

## **Rear Garden**

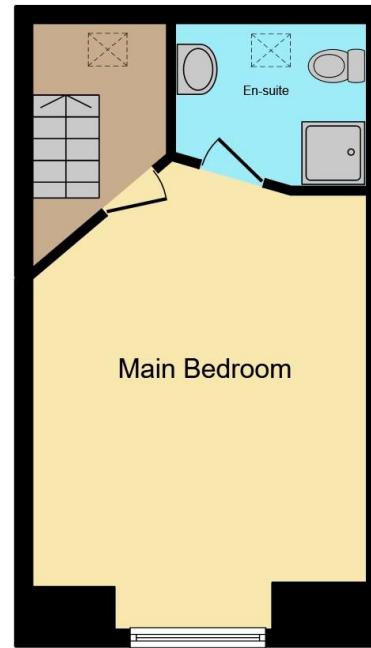




**Ground Floor**



**First Floor**



**Second Floor**

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)



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

Tenure: Freehold

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