



**Connells**

The Farmstead  
Coventry



## Property Description

A re-furnished mid terrace family home situated to the east of the city on this well served estate with good road links for local shops, supermarket and schools also close to riverside walks. In brief, the property comprises; ground floor entrance hall, w/c, lounge, kitchen/diner and conservatory. To the first floor there are three bedrooms and the bathroom. Externally, the property offers a gated access to the front and an enclosed rear garden.

## Approach

Front door.

## Entrance Hall

Stairs to first floor, radiator.

## Lounge

Double glazed bay window to the front elevation, feature fireplace with fire and an anthracite radiator.

## Fitted Kitchen/Diner

Wall and base mounted units incorporating an inset white composite sink unit with work surfaces. Integrated electric oven and gas hob with white splashback and a cookerhood, integrated bin/dishwasher, double glazed window to the rear elevation and door to;

## Rear Lobby

Storage cupboard and access to conservatory.

## Storage Cupboard

Plumbing for a washing machine and tumble dryer

## W/C

Comprising toilet.

## Conservatory

Double glazed windows to the rear & side elevations, underfloor heating and double glazed door to the rear elevation.

## First Floor Landing

Storage cupboard and doors to;

## Bedroom One

Double glazed window to the front elevation and an anthracite radiator.

## Bedroom Two

Double glazed window to the rear elevation and an anthracite radiator.

## Bedroom Three

Double glazed window to the front elevation and an anthracite radiator.

## Fitted Bathroom

Panelled, comprising bath with shower over, separate shower unit, wash hand basin set into vanity unit, toilet, anthracite radiator and double glazed window to the rear elevation.

## Outside

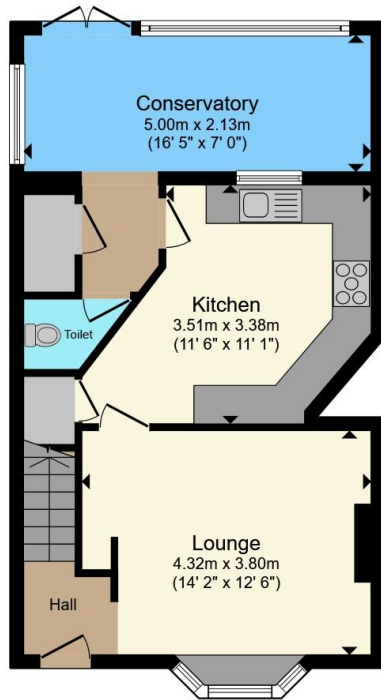
### Front Of Property

Gated access to foregarden with access to front door.

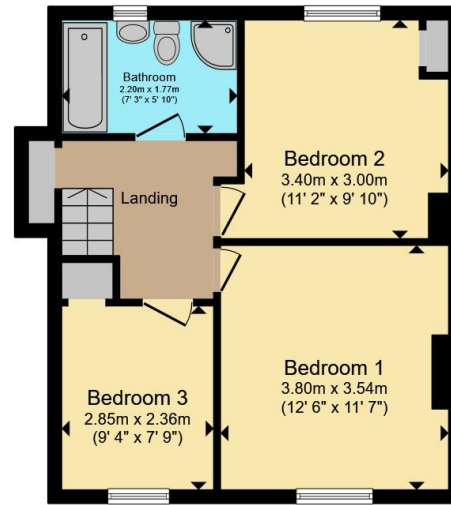
### Rear Garden

Decked area with access to paved area with garden shed and a brick built shed.





**Ground Floor**



**First Floor**

Total floor area 96.2 m<sup>2</sup> (1,035 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](http://www.propertybox.io)



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: C Council Tax  
 Band: A

**view this property online [connells.co.uk/Property/COV323586](http://connells.co.uk/Property/COV323586)**

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](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: COV323586 - 0004