





Property Description

This mid terrace home is situated in the residential area of Walsgrave, within easy reach of Coventry University hospital, local amenities and motorway links. The accommodation briefly comprises: ground floor entrance hall, lounge and a fitted kitchen. To the first floor there are two bedrooms and a fitted bathroom. Outside there are gardens to the front and rear of the property.

Approach

Front door.

Entrance Hall

Newly carpeted stairs to first floor and door to;

Lounge

12' 10" x 13' 3" max (3.91m x 4.04m max)
Double glazed window to the front elevation, radiator, decorative fireplace surround and laminate flooring.

Fitted Kitchen

12' 10" x 7' 2" (3.91m x 2.18m)
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Electric oven and electric hob, plumbing for automatic washing machine, space for domestic appliance, radiator, laminate flooring, double glazed window to the rear elevation and door leading to the rear garden.

First Floor Landing

Newly carpeted and doors to;

Bedroom One

11' 10" x 9' 8" (3.61m x 2.95m)
Double glazed window to the front elevation, fitted closet, airing cupboard, radiator and newly carpeted.

Bedroom Two

8' 8" x 6' 4" (2.64m x 1.93m)
Double glazed window to the rear elevation, radiator and newly carpeted.

Fitted Bathroom

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

Outside

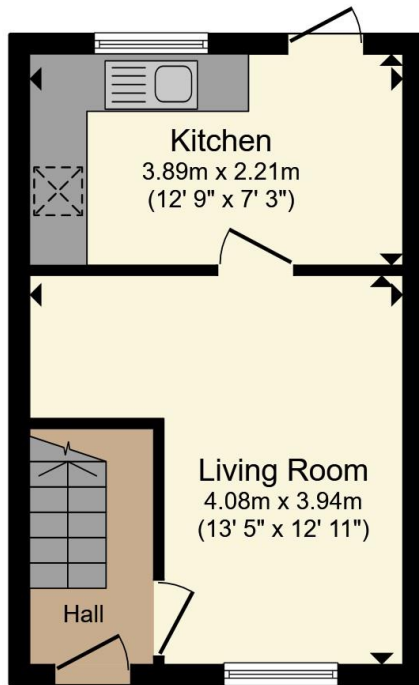
Rear Garden

Larger than average garden with patio area beyond being laid to lawn.

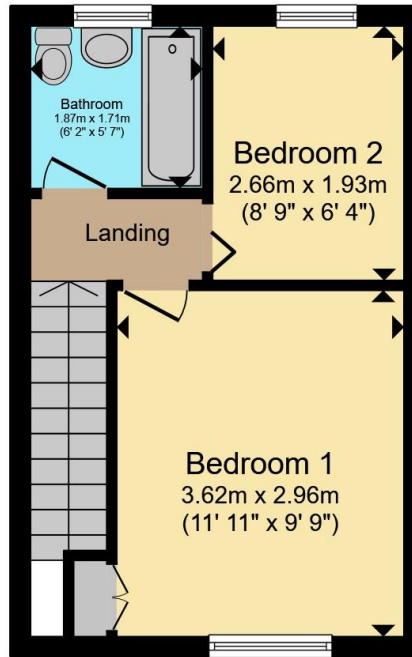
Agents Note

The vendor has confirmed that the property has been decorated throughout, and that the bathroom is being refurbished and will be completed just after Christmas.





Ground Floor



First Floor

Total floor area 49.8 m² (536 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

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

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Tenure: Freehold



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