



Connells

Cumbria Close  
Coventry





### Property Description

This semi detached house is located in the residential area of Coundon, being close to local amenities. The accommodation briefly comprises of ground floor entrance hall, lounge and a fitted kitchen. To the first floor: two bedrooms and a fitted shower room. Outside there are gardens to the front & rear of the property and a driveway to side providing off road parking.

### Approach

Double glazed front door.

### Porch

Internal door to;

### Entrance Hall

Electric heater.

### Fitted Kitchen

7' 9" x 8' 6" ( 2.36m x 2.59m )

Wall and base mounted units incorporating an inset one a half bowl single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and electric hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the front elevation.

### Lounge

11' 10" max x 16' 3" ( 3.61m max x 4.95m )

Double glazed patio doors opening onto rear garden and television point.

### First Floor Landing

Doors to;

### Bedroom One

14' 2" x 6' 9" ( 4.32m x 2.06m )

Double glazed window to the rear elevation and a fitted wardrobe.

### Bedroom Two

11' 9" max x 6' 9" ( 3.58m max x 2.06m )

Double glazed window to the front elevation.

### Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin, toilet and double glazed window to the front elevation.

### Outside

### Front Of Property

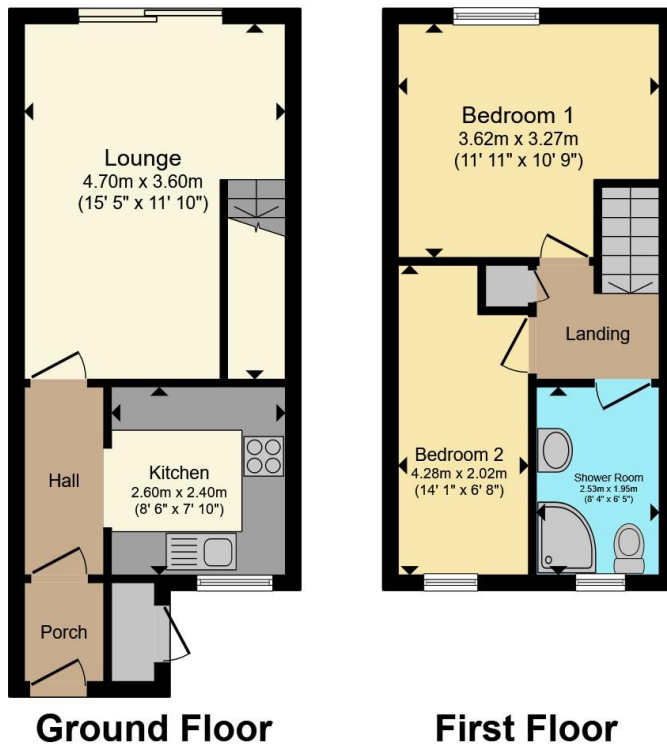
Spacious area with lawn with access to driveway providing off road parking.

### Rear Garden

Patio and lawn area with shed







Total floor area 57.4 m<sup>2</sup> (618 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)

**Connells**



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EPC Rating: D Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/COV323179](http://connells.co.uk/Property/COV323179)**

Tenure: Freehold



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