



Connells

Narberth Way
Walsgrave Coventry

Narberth Way Walsgrave Coventry CV2 2LH

for sale offers over
£200,000



Property Description

A semi detached bungalow, perfectly positioned in the highly sought-after residential area of Walsgrave, Coventry, close to University Hospital Coventry, local amenities and transport links. The accommodation briefly comprises: lounge, kitchen, conservatory, two good sized bedrooms and a shower room.

Approach

Front door.

Porch

Inner door to;

Entrance Hall

Doors to;

Lounge

French doors to conservatory.

Conservatory

Windows to the side and rear elevations and door opening onto the rear garden.

Kitchen

Base mounted units incorporating a single drainer stainless steel sink unit with work surfaces. Cooker point, space for domestic appliance, radiator and window to the rear elevation.

Bedroom One

Window to the front elevation and radiator.

Bedroom Two

Window to the front elevation and radiator.

Shower Room

Tiled, comprising shower cubicle, wash hand basin, toilet and window to the side elevation.

Outside

Front Of Property

Block paved area with gated access to the side of the property.

Rear Garden

Larger than average rear garden.

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."





Ground Floor

Total floor area 65.4 m² (704 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: D Council Tax
 Band: C

view this property online connells.co.uk/Property/COV323529

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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