



Connells

Swan Lane  
Coventry





## Property Description

This mid terraced house is located in the residential area of Stoke, within easy access to the City Centre and transport links. The accommodation briefly comprises: ground floor lounge, fitted kitchen and a fitted bathroom. To the first floor there are two good sized bedrooms. Outside there are front & rear gardens.

### Approach

Double glazed front door.

### Lounge

12' 2" x 11' 11" max ( 3.71m x 3.63m max )  
Double glazed window to the front elevation, radiator, laminate flooring and access to stairs to first floor.

### Fitted Kitchen

11' 10" x 9' 3" ( 3.61m x 2.82m )  
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the rear elevation and through to;

### Rear Lobby

Double glazed door to the side elevation and door to bathroom.

### Ground Floor Bathroom

Tiled, comprising bath with mixer tap, wash hand basin, toilet, extractor fan and double glazed window to the rear elevation.

### First Floor Landing

Doors to;

### Bedroom One

12' 2" x 11' 1" max ( 3.71m x 3.38m max )  
Double glazed window to the front elevation and radiator.

### Bedroom Two

11' 11" x 9' 3" ( 3.63m x 2.82m )  
Double glazed window to the rear elevation and radiator.

### Outside

### Front Of Property

Foregarden with steps to the front door.

### Rear Garden

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







To view this property please contact Connells on

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EPC Rating: E Council Tax  
 Band: A

Tenure: Freehold

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