



Connells

Cecily Road
Coventry



Property Description

A semi detached property situated in the popular residential area of Cheylesmore, close to local amenities including nearby Daventry Road, Quinton Road & the City Centre. The accommodation briefly comprises: ground floor through lounge/dining room, fitted kitchen, utility and w/c. To the first floor there are three bedrooms and a fitted bathroom. Outside there is a garage, off road parking and a rear garden.

Approach

Front door.

Entrance Hall

Stairs to first floor.

Reception Room

Bay window to the front elevation, television point and through to;

Dining Room

Windows and door to the rear elevation, feature fireplace surround with fire.

Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Integrated electric oven and gas hob with cookerhood over, space for domestic appliance, windows to the rear elevation and door to the rear elevation.

Rear Lobby

Window to the side elevation, doors to shower room & utility and further two doors to the rear elevations.

W/C

Comprising, wash hand basin and toilet.

Utility Room

Space for domestic appliance.

First Floor Landing

Doors to;

Bedroom One

Bay window to the front elevation and radiator.

Bedroom Two

Window to the rear elevation and radiator.

Bedroom Three

Window to the front elevation and radiator.

Fitted Bathroom

Comprising, bath, wash hand basin, toilet and window to the rear elevation.

Front Of Property

Lawned area with access to front door and side access to the garage.

Rear Garden

Raised steps to lawned area.

Garage

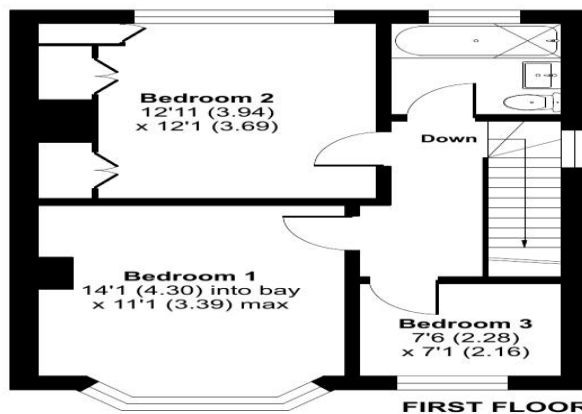
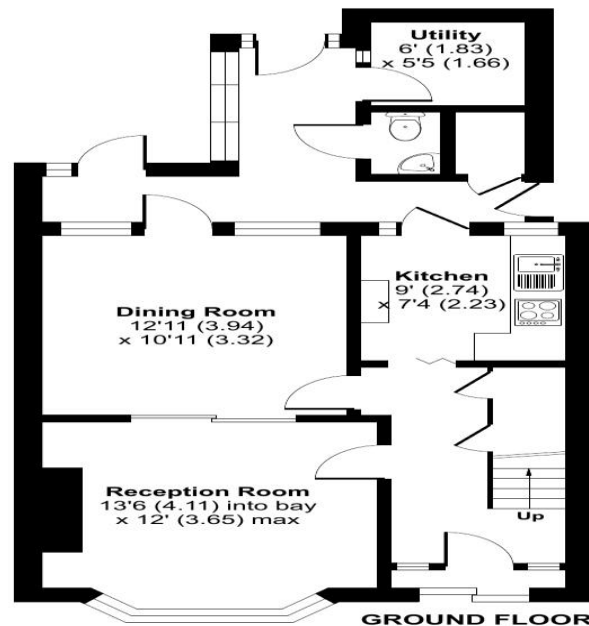
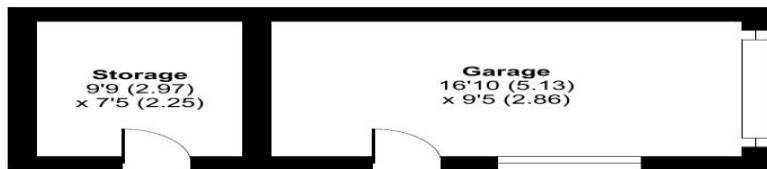
Agents Note

"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."



Cecily Road, Coventry, CV3

Approximate Area = 1147 sq ft / 106.6 sq m
 Garage = 164 sq ft / 15.2 sq m
 Outbuilding = 72 sq ft / 6.7 sq m
 Total = 1383 sq ft / 128.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Flyp Homes Limited. REF: 1416901. © nichecom 2026.



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/COV323541](https://www.connells.co.uk/Property/COV323541)

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.

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