



Connells

Weavers Walk
Coventry



Property Description

A three-bedroom semi-detached home situated in the sought-after Courthouse Green area.

This property offers spacious and practical living accommodation, ideal for families or first-time buyers. To the ground floor, the home comprises a lounge, a separate dining room and a fitted kitchen providing ample storage and workspace. To the first floor, there are three well-proportioned bedrooms along with a fitted family bathroom.

Externally, the property benefits from a private rear garden, offering a great outdoor space for relaxation, along with the added convenience of an outside W/C.

Located in a popular residential area, the property is within easy reach of local amenities, schools, and transport links.

Porch

Double glazed front door, laminate flooring and double glazed internal door to;

Entrance Hall

Double glazed window to the side elevation, radiator and laminate flooring.

Lounge

Double glazed window to the front elevation and electric fire.

Dining Room

Double glazed window to the rear elevation and radiator.

Fitted Kitchen

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 skylight to the rear elevation and double glazed door to the side elevation.

First Floor Landing

Double glazed window to the side elevation, loft hatch and doors to;

Bedroom One

Double glazed window to the front elevation, built-in wardrobes and radiator.

Bedroom Two

Double glazed window to the rear elevation, built-in wardrobe and radiator.

Bedroom Three

Double glazed window to the front elevation, built-in wardrobe and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, radiator and double glazed window to the rear elevation.

Outside

Rear Garden

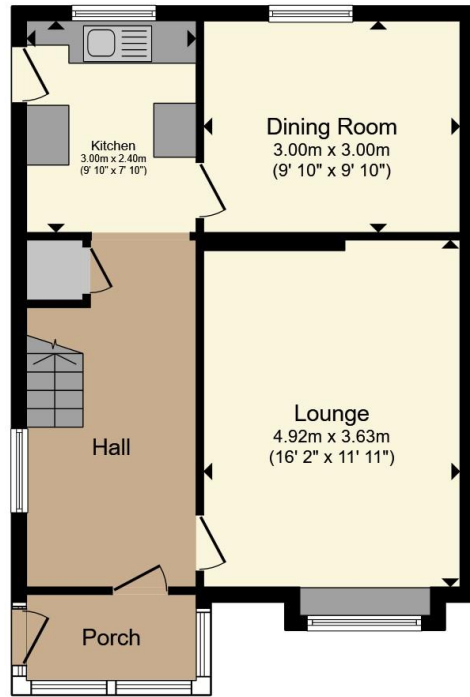
Patio area with garden shed and an outside w/c.

Agents Note

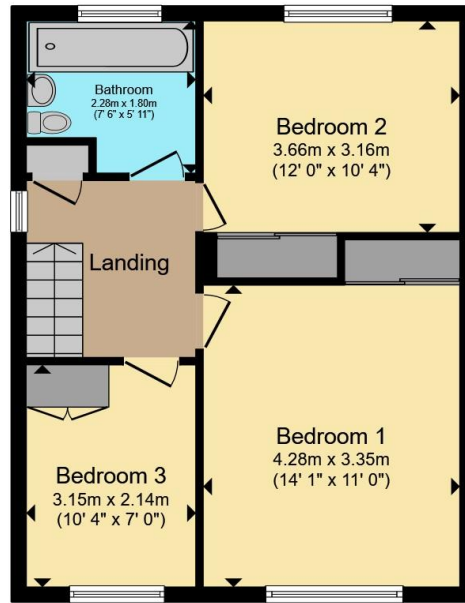
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We have not tested any apparatus, equipment, fixtures, fittings, or connection of utility services. Any checks to working condition and suitability will be at the buyers own cost.





Ground Floor



First Floor

Total floor area 102.2 m² (1,100 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



To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: C Council Tax
 Band: A

view this property online connells.co.uk/Property/COV323678

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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