





Property Description

An end-of-terrace family home situated on Engleton Road, Coventry (CV6 1JE). The property benefits from a porch leading into an entrance hall, providing access to a lounge and a separate dining room, . Additionally, there is a further reception room offering flexible use as a home office, playroom or snug. The fitted kitchen offers a range of wall and base units with space for essential appliances, To the first floor are three bedrooms and a fitted family bathroom.

Externally, the property boasts a rear garden, perfect for outdoor enjoyment, along with a driveway providing off-road parking for one vehicle. Conveniently located close to local amenities, schools and transport links, this home would make an ideal purchase for first-time buyers or growing families.

Approach

Double glazed front door to:

Porch

Double glazed internal door to;

Entrance Hall

Stairs to first floor, understairs storage, radiator and laminate flooring.

Lounge

Double glazed window to the front elevation, radiator and feature fireplace with electric fire.

Dining Room

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

Sitting Room

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

Fitted Kitchen

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

Rear Lobby

Double glazed door to the side elevation and door to;

W/C

Comprising toilet and double glazed window to the rear elevation.

First Floor Landing

Pull down ladder to loft space and doors to;

Bedroom One

Double glazed window to the front elevation, radiator and cupboard over stairs.

Bedroom Two

Double glazed window to the rear & side elevations and radiator.

Bedroom Three

Double glazed window to the rear and radiator,

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, heated towel rail and double glazed window to the side elevation.

Outside

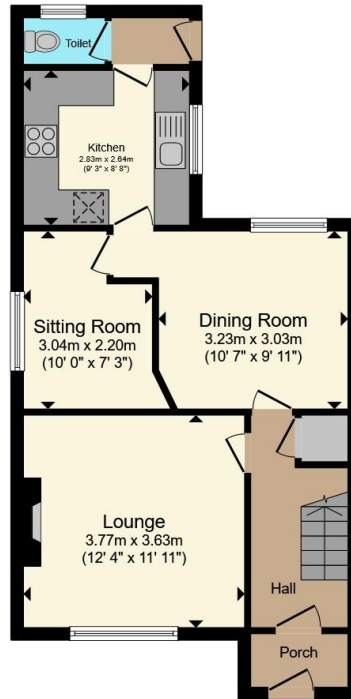
Front Of Property

Driveway providing off road parking.

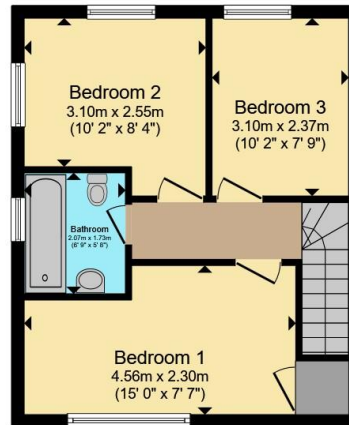
Rear Garden

Patio area beyond being laid to lawn with borders.





Ground Floor



First Floor

Total floor area 86.9 m² (935 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

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

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/COV323736



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV323736 - 0007