

Connells

Engleton Road
Coventry

Engleton Road
Coventry CV6 1JE

for sale offers over
£190,000







Property Description

This mid terraced home is situated in the residential area of Radford, being close to the Coventry Building Society Arena, and to the A45 and M6 motorway network. The accommodation briefly comprises: ground floor shower room, lounge and a fitted kitchen opening onto the rear garden. To the first floor are three good sized bedrooms. Externally there are gardens to the front and rear of the property.

Approach

Front door to;

Porch

Double glazed front window & side elevations and internal door to;

Entrance Hall

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

Lounge

Double glazed bow window to the front elevation, radiator.

Fitted Kitchen/Diner

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

Rear Lobby

Door to the side elevation and further door to;

Ground Floor Shower Room

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet, heated towel rail. and double glazed window to the rear elevation.

First Floor Landing

Loft hatch and doors to;

Bedroom One

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

Bedroom Two

Double glazed window to the rear elevation and radiator.

Bedroom Three

Double glazed window to the rear elevation and radiator.

Outside

Front Of Property

Lawned area with pathway and steps to the front door.

Rear Garden

Patio area beyond being laid to lawn with garden shed and path to the bottom of the garden

Agents Note

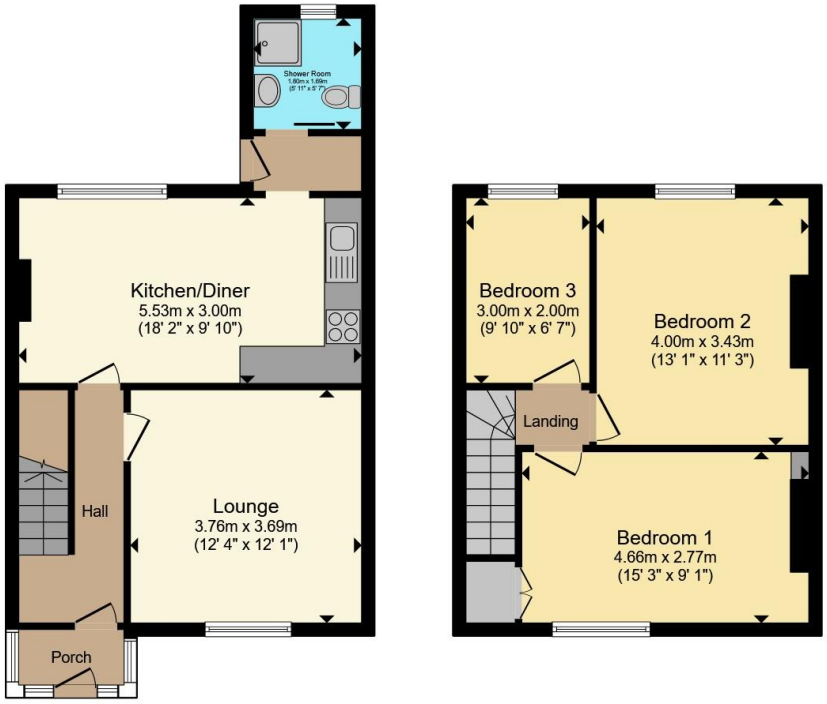
'Under the terms of The Estate Agency Act 1979 (section 21), please note that the vendor of this property is related to an employee of Coventry Connells Residential'.

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 **First Floor**





Total floor area 82.8 m² (891 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
COVENTRY CV1 2HN

EPC Rating: D

Council Tax Band: A

view this property online connells.co.uk/Property/COV323737

Tenure: Freehold

The Property Ombudsman

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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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