





## Property Description

**\*\*NO UPWARD CHAIN\*\*** This end of terrace property is located in a quiet cul- de sac in the residential area of Wyken within close proximity to the University Hospital Coventry, local amenities and transport links. The accommodation briefly comprises ground floor open plan lounge/dining/fitted kitchen area and a rear porch. To the first floor there are two good sized bedrooms and a fitted shower room. Outside there are gardens to the front and rear of the property.

### Porch

Front door.

### Lounge

Double glazed window to the front elevation, radiator and stairs to the first floor.

### Kitchen/Diner

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, , double glazed window to the rear elevation and door to;

### Conservatory

Radiator and door to garden.

### First Floor Landing

Doors to;

### Bedroom One

Double glazed window to the front elevation, two radiators and fitted wardrobe.

### Bedroom Two

Double glazed window to the rear elevation, radiator and fitted wardrobe.

### Bathroom

Comprising, shower, wash hand basin set into vanity unit, toilet, radiator and double glazed window to the rear elevation.

### Outside

### Rear Garden

Patio area, an astro turf area and a further paved area.

### Front Of Property

Lawned with path to the front door.

### 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."





Total floor area 83.0 m<sup>2</sup> (894 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](http://www.propertybox.io)

**Connells**



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38 New Union Street  
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EPC Rating: C Council Tax  
 Band: A

**view this property online [connells.co.uk/Property/COV323358](http://connells.co.uk/Property/COV323358)**

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.

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