



Connells

Harnall Lane East
Coventry



Property Description

Located in the popular residential area of Hillfields, this two-bedroom mid-terraced property offers well-proportioned accommodation ideally suited to first-time buyers or investors.

The ground floor comprises a lounge leading through to a separate dining room. To the rear, there is a fitted kitchen with a range of units, as well as a fitted bathroom. To the first floor, the property offers two good-sized bedrooms.

Further benefits include a convenient location close to local amenities, schools, and transport links.

Approach

Front door.

Lounge

Double glazed window to the front elevation and door to;

Inner Hallway

Storage cupboard.

Dining Room

Double glazed window to the rear elevation, door to stairs to first floor and further door to;

Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and splashbacks over. Integrated electric oven and gas hob, space for domestic appliance, double glazed window to the side elevation.

Rear Lobby

Door to;

Ground Floor Bathroom

Comprising bath with shower over, wash hand basin, toilet and double glazed window to the side elevation.

First Floor Landing

Doors to;

Bedroom One

Double glazed window to the front elevation.

Bedroom Two

Double glazed window to the rear elevation.

Outside

Front Of Property

Small foregarden with access to front door.

Rear Garden

Patio area beyond being laid to lawn.

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 72.8 m² (784 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: D Council Tax
 Band: A

view this property online connells.co.uk/Property/COV323947

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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