



**Connells**

Cranford Road  
Coventry



## Property Description

Situated in a popular residential area of Counton, this three-bedroom double-bayed end of terrace property offers spacious accommodation ideal for families and first-time buyers alike.

The ground floor comprises a welcoming lounge, separate dining room, fitted kitchen, utility room, and a practical wet room. To the first floor are three good-sized bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking for two vehicles to the front, together with an enclosed rear garden.

## Approach

Front door.

## Entrance Hall

Stairs to first floor.

## Lounge

Double glazed bay window to the front elevation, radiator, feature fireplace surround and double doors to dining room.

## Dining Room

Double glazed window to the side elevation and radiator.

## Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point, space for domestic appliance, gas fire, double glazed window to the rear elevation

## Utility Room

Plumbing for washing machine and door opening onto the rear garden.

## Shower Room

Comprising shower, 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 and radiator.

## Bedroom Two

Double glazed window to the rear elevation and radiator.

## Bedroom Three

Double glazed window to the front elevation and radiator.

### Fitted Bathroom

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

### Outside

### Front Of Property

Driveway parking for two vehicles.

### Rear Garden

Lawned.

### 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."

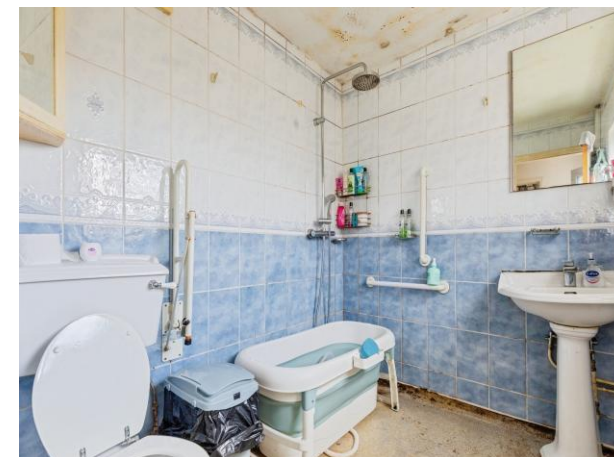




Total floor area 102.3 m<sup>2</sup> (1,101 sq.ft.) approx

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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**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
 COVENTRY CV1 2HN

EPC Rating: Council Tax  
 Awaited Band: B

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Tenure: Freehold



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