



Connells

Empire Road
Coventry



Property Description

A well-presented one-bedroom first-floor maisonette, ideally situated in a quiet cul-de-sac location in Tile Hill.

The accommodation briefly comprises a spacious lounge, a fitted kitchen, one double bedroom, and a modern fitted bathroom.

This property would make an ideal first-time purchase or investment opportunity, benefitting from a convenient location with good access to local amenities, transport links, and surrounding areas.

Approach

Side entrance door.

Entrance Hall

Stairs to first floor landing.

First Floor Landing

Radiator, two storage cupboards and doors to;

Lounge

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

Fitted Kitchen

Base mounted units incorporating an inset single drainer sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance, storage cupboard, double glazed window to the rear elevation.

Bedroom

Double glazed window to the rear elevation and radiator.

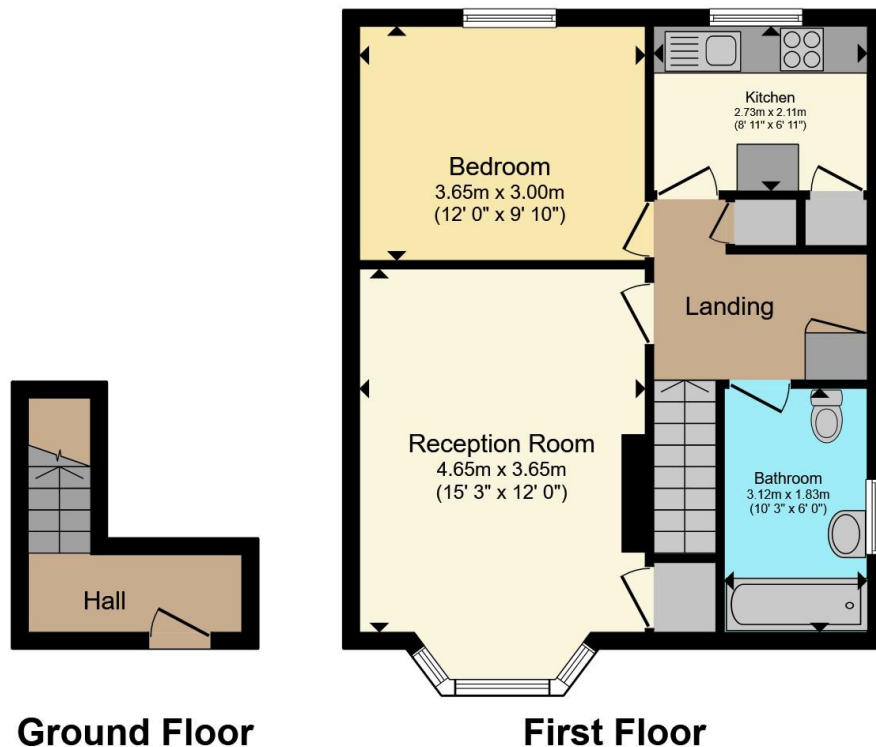
Fitted Bathroom

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

Outside

Garden is a small portion on the right hand side behind the shed.

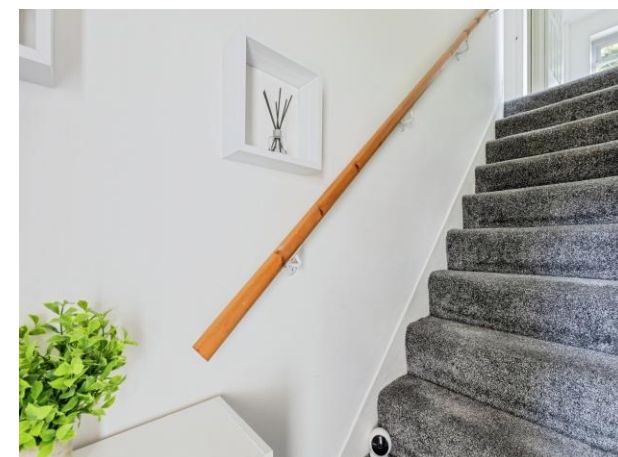




Total floor area 55.6 m² (599 sq.ft.) approx

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: C

Council Tax
Band: A

Service Charge: 813.48 Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/COV324062

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Sep 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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