



Connells

Highfield Road  
Coventry



### Property Description

Located in Stoke, this three bedroom mid terrace property is within walking distance to Coventry City Centre as well as prime locations such as Coventry University, and would make a great addition for a family or an investor looking to expand their portfolio. The accommodation briefly comprises: two ground floor reception rooms, kitchen and bathroom. To the first floor there are three spacious bedrooms, all with en-suites.

### Approach

#### Reception Room One

Double glazed window to the front elevation and radiator.

#### Reception Room Two

Double glazed window to the rear elevation and radiator.

### Kitchen

Range of wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Integrated electric oven and electric hob with cookerhood over, space for domestic appliance, double glazed window to the side elevation.

### Bathroom

Tiled, comprising wash hand basin, toilet, space for a shower, radiator and double glazed window to the side elevation.

### First Floor Landing

Doors to:

#### Bedroom One

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

#### En-Suite One

New bathroom with an electric shower and splashback, wash hand basin, toilet, and radiator.

#### Bedroom Two

Double glazed window to the rear elevation and radiator.

#### En-Suite Two

New bathroom with an electric shower and splashback, wash hand basin, toilet, and radiator.

#### Bedroom Three

Double glazed window to the rear elevation and radiator.

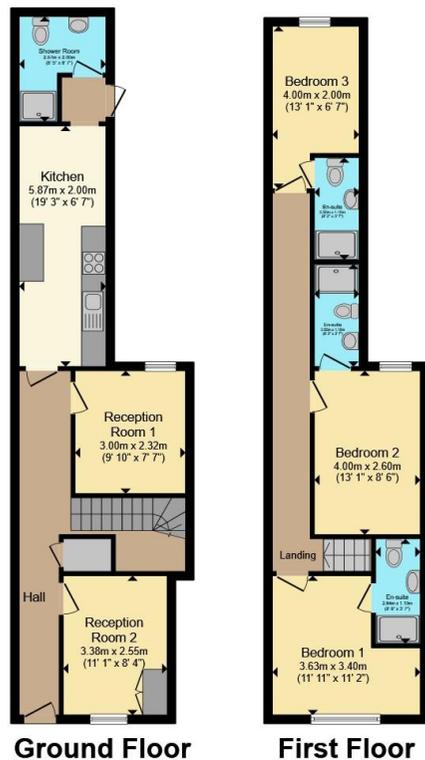
#### En-Suite Three

New bathroom with an electric shower and splashback, wash hand basin, toilet, and radiator.

### Outside

#### Rear Garden





Total floor area 99.5 m<sup>2</sup> (1,071 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)



To view this property please contact Connells on

**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto: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/COV323527](http://connells.co.uk/Property/COV323527)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: COV323527 - 0007