



Connells

Kelvin Avenue
Coventry



Property Description

This well presented double bayed mid terrace family home is situated in a popular residential area of Wyken, being close to Coventry University Hospital, transport links and local amenities. The accommodation briefly comprises: ground floor w/c, through lounge/dining room, fitted kitchen and a conservatory. To the first floor there are three bedrooms and a fitted bathroom. Outside there is a rear garden.

Approach

Double glazed front door.

Entrance Hall

Stairs to first floor, radiator.

Through Lounge

Double glazed bay window to the front elevation, two radiators, feature fireplace surround with gas fire and double glazed window to the rear elevation.

Fitted Kitchen

Range of wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and hob, space for domestic appliance and door to;

Conservatory

Two double glazed skylights, radiator, plumbing for washing machine, door to garden and further doors to pantry and w/c.

Guest W/C

Comprising wash hand basin and toilet.

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, radiator and storage cupboard housing the boiler.

Fitted Bathroom

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

Outside

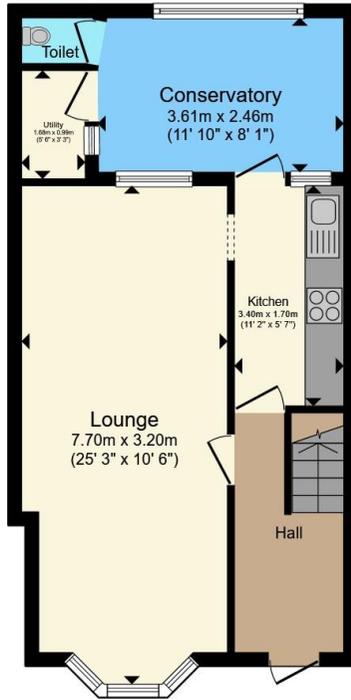
Front Of Property

Low maintenance garden with pathway to the front door.

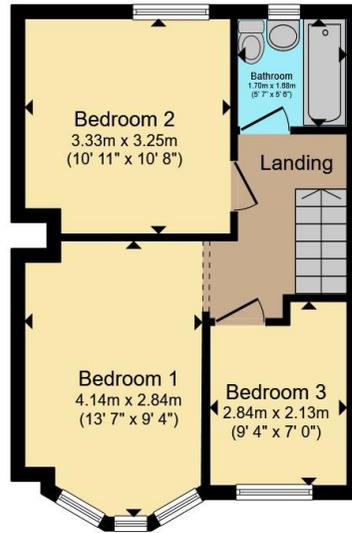
Rear Garden

Larger than average garden being mainly laid to lawn with rear pedestrian access.





Ground Floor



First Floor

Total floor area 85.3 m² (918 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



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: B

view this property online connells.co.uk/Property/COV311890

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COV311890 - 0003