



**Connells**

Kensington Road  
Coventry



## Property Description

A mid terrace property situated in the popular residential area of Earlsdon, being close to local amenities and transport links. The accommodation briefly comprises: ground floor bathroom, lounge, dining room and a fitted kitchen. To the first floor there are three bedrooms and a fitted bathroom. Outside there is a rear garden.

### Approach

Front door.

### Entrance Hall

### Lounge

Double glazed bay window to the front elevation and radiator. (currently used as a bedroom)

### Dining Room

Double glazed window to the rear elevation and radiator.

### Fitted Kitchen

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 gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, understairs storage and double glazed window to the rear elevation.

### Ground Floor Bathroom

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator, extractor fan and double glazed window to the rear elevation.

### First Floor Landing

Storage cupboard and doors to;

### Bedroom One

Two double glazed windows to the front elevation and radiator.

### Bedroom Two

Double glazed window to the rear elevation and radiator.

### Bedroom Three

Double glazed window to the rear elevation, radiator and vent.

### Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin, toilet, extractor fan, radiator and double glazed window to the side elevation.

### Outside





Total floor area 102.0 m<sup>2</sup> (1,098 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

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EPC Rating: D Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/COV323492](http://connells.co.uk/Property/COV323492)**

Tenure: Freehold



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