

Connells

Flockton Gardens
Coventry

Flockton Gardens
Coventry CV6 7PX

for sale
£225,000







Property Description

A fantastic opportunity to acquire this well-proportioned three-bedroom terraced home, offering spacious accommodation throughout and excellent potential for first-time buyers, families and investors alike. Conveniently situated within a popular residential location, the property benefits from generous living space, a private rear garden and easy access to local amenities, schools and transport links.

The accommodation briefly comprises an entrance hallway, spacious lounge, fitted kitchen, dining area and wc. To the first floor are three well-sized bedrooms, an en-suite and a family bathroom. Externally, the property benefits from a rear garden providing ample space for outdoor entertaining and family enjoyment and a driveway to the front.

Offering a practical layout and plenty of potential, this is a property not to be missed.

Approach

Door to:

Guest Cloakroom

Entrance Hallway

A radiator and internal doors to:

Lounge

Double glazed window to the front, and radiator.

Kitchen / Diner

Fitted with a range of base and wall moun ted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include oven and gas hob with cooker hood above, spave and plumbing for automatic washing machine, dishwasher and fridge freezer, ample space for dining table, window and patio doors to the rear overlooking and leading to garden.

Bedroom One

Window to the front.

Ensuite

Fitted with low level WC, wash hand basin, shower cubicle and obscure glazed window to the front.

Bedroom Two

Window to the rear overlooking garden.

Bedroom Three

Window to the rear overlooking garden.

Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin with cosmetics cabinet above, bath with shower over.

Outside

Front Of Property

To the front of the property there is a driveway providing parking for two cars and EV charger installed.

Rear Garden

Low maintenance rear garden with patio area.

Agents Note

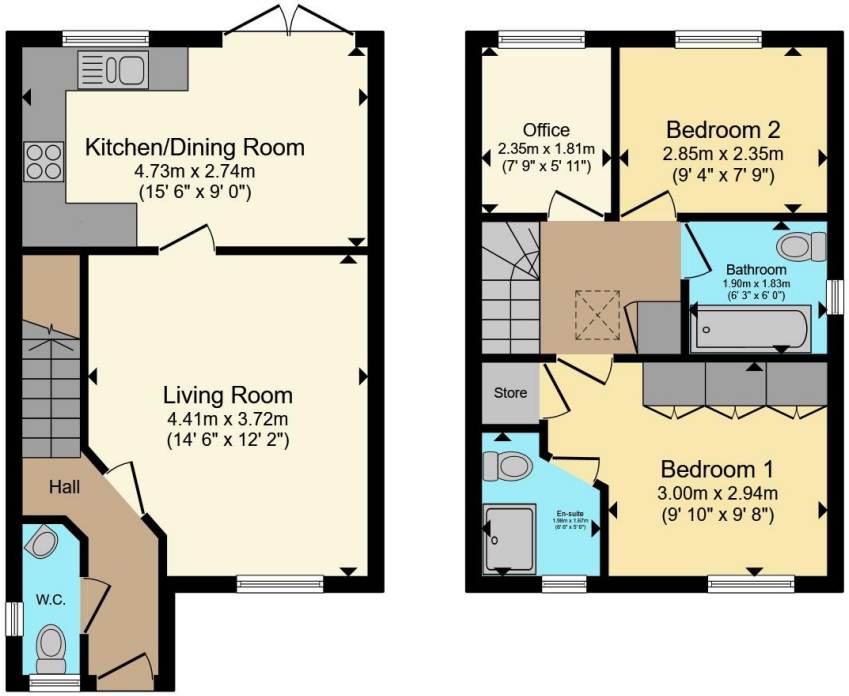
Please note the property has an estate charge of £280 per annum.

Buyer Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.







Ground Floor **First Floor**





Total floor area 71.1 m² (765 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
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EPC Rating: B

Council Tax Band: B

view this property online connells.co.uk/Property/COV324567

Tenure: Freehold

The Property Ombudsman

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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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