 **2**
Bedrooms

 **1**
Bathroom



****Potential Yield of 9.12%********LOOKING FOR A QUICK SALE AND SEARCHES PROVIDED**SEE BELOW CONDITIONS**** Suttons Estates are proud to offer a spacious two double-bedroom mid-terraced family home located in a quiet cul-de-sac next to Coventry canal providing peaceful walks with direct access to Coventry canal basin. The area is within close proximity to many local shops, Fredrick Bird primary school, Coventry College, easy access to A444, and Coventry City Centre/University.

Briefly comprising of entrance hallway, lounge/diner, fitted kitchen with space for appliances, understairs storage cupboard. To the first floor are two double bedrooms and a shower room. Outside is a private west-facing rear garden and access to a single garage. The property will benefit from a light refurbishment and has been priced to reflect this. Other features include double glazing, gas central heating with a modern Baxi boiler (approx 3 years old) and no onwads chain.

Good to know/Conditions: Searches and draft contracts will be provided to you to allow for the speed we require.

Cash buyers are required to exchange contracts within 14 days with completion 7 days thereafter.

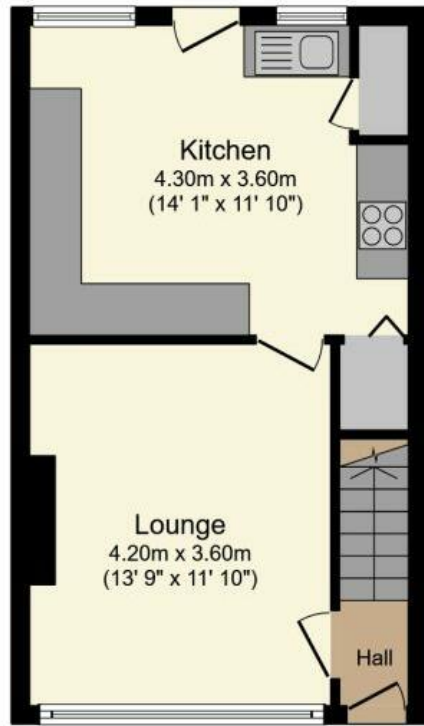
Mortgage buyers are required to exchange contracts within 28 days with completion 7 days thereafter.

It is worth noting that any mortgage buyers will be subjected to the 6-month rule due to the short period of ownership by my client. We know that Halifax, Nationwide, Godiva and Natwest will not lend but there are plenty that will.

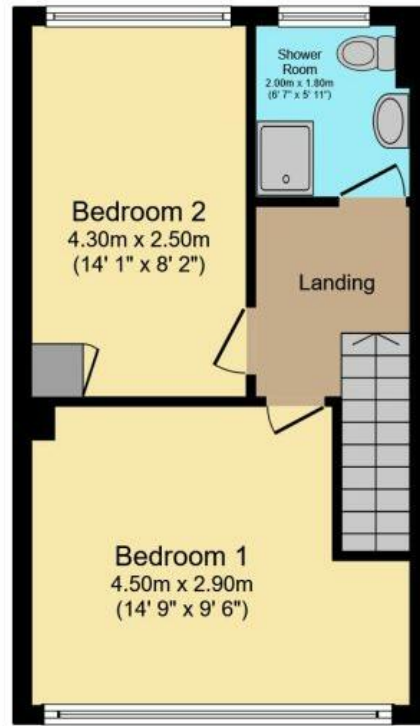
The list of lenders that will accept the short ownership are (but not limited to): Santander, Barclays, HSBC, Leeds BS, Virgin Money, Bluestone Mortgages.

Council tax band – A = £1457 pa EPC Rating – E Property 67 Square meters / 721 square foot

If the property was refurbished and rented we recommend £925/950pcm pcm



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Freehold Street, Hillfields Coventry, CV1 5BG



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).
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