

£135,000

53 Cossington Road, Holbrooks, Coventry, CV6 4NG

****FREEHOLD**ONE BEDROOM HOUSE**EPC RATING B**COUNCIL TAX BAND A**

Beautiful one-bedroom mid-terraced house located in a quiet cul-de-sac in Holbrooks. The property features a double bedroom, modern fitted bathroom with double shower cubicle, open plan living room/kitchen, and allocated off-road parking space. Close to motorway networks and local amenities.

Please note that there is a Ground maintenance charge £440 per annum associated with the property.

- ♥ FREEHOLD
- ♥ OPEN PLAN LOUNGE/KITCHEN
- ♥ DOUBLE SHOWER CUBICLE
- ♥ CUL-DE-SAC LOCATION



Property Description

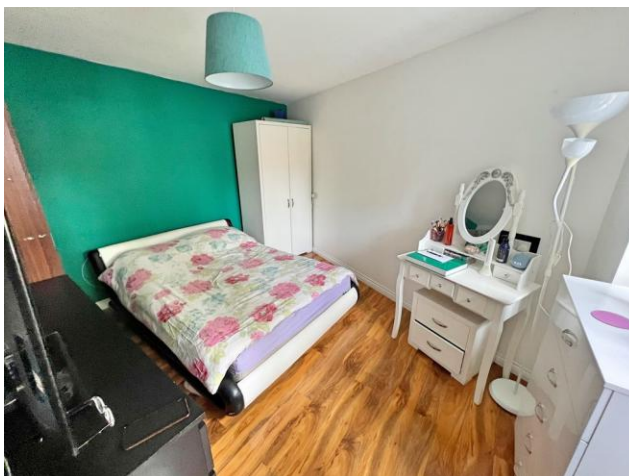
DESCRIPTION Introducing this charming one-bedroom mid-terraced house, located in a nice cul-de-sac in Holbrooks. This property offers an exceptional investment opportunity or serves as an ideal first step onto the property ladder. Upon entering, you are greeted by an inviting hallway leading to a spacious double bedroom and a modern fitted bathroom featuring a double shower cubicle. Ascending the stairs, you will find an open-plan living room and kitchen on the upper level, providing a versatile space for relaxation and culinary pursuits. Additionally, this property offers the convenience of an allocated off-road parking space, ensuring hassle-free parking. Its prime location offers easy access to motorway networks and a range of local amenities, further enhancing its appeal. Please note that there is a Ground maintenance charge £440 per annum associated with the property. Don't miss this exceptional opportunity! Contact us today to arrange a viewing and explore the potential this property holds for investors and first-time buyers alike.

ENTRANCE HALLWAY

OPEN PLAN LOUNGE/KITCHEN 19' 8" x 12' 9" (6.00m x 3.90m)

BEDROOM 12' 9" x 11' 5" (3.90m x 3.50m)

SHOWER ROOM 7' 8" x 6' 6" (2.35m x 2.00m)



AGENTS NOTES 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. Anti money laundering checks now have to be completed on both the buyer and the vendor.
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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

VIEWINGS We would be delighted to show you around this property.

If you would like more information or to arrange a viewing please contact our friendly and helpful team on 02476 661553

www.benburys.co.uk

<https://www.facebook.com/CoventryLettings/>



Ground Floor



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

20 Parkville Highway, Coventry,
Warwickshire, CV6 4HZ

www.benburys.co.uk
024 7666 1553
enquiries@benburys.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements