 **2**
Bedrooms

 **1**
Bathroom



****CLOSE TO JLR**IDEAL INVESTMENT/FIRST TIME BUY/DOWNSIZE**** A spacious well-presented two-bedroom ground floor maisonette with a garage and south-facing rear garden is offered for sale with no onwards chain. The area boasts excellent amenities close by such David Lloyd fitness centre, Asda, Aldi, Coventry City Centre/University with easy access to A444, A46, A45, Jaguar Landrover, Coventry Airport, Middlemarch business park.

The property comprises an entrance hallway with two storage cupboards. It features a spacious master bedroom with a gas fireplace (currently capped), a single bedroom with built-in wardrobes, and a modern partially tiled shower room. The fitted kitchen has tiled areas, offers space for appliances, and provides garden views. The lounge includes a door that leads to the garden.

Outside, there is a brick storage shed, a south-facing rear garden primarily laid to lawn, and shrubs along the borders. The property shares a driveway leading to the rear, where a garage is located. Additionally, there is a front garden with a lawn, which, subject to planning consent, could potentially be used for additional off-road parking. Other features of the property include double glazing, gas central heating (with a boiler approximately 3 years old), and no onward chain.

Good to know:

Tenure – 100 year Leasehold. Its understood there is no or nominal ground rent or service charge (Note: Suttons have not seen the documents related and you will therefore need to check via your conveyancer)

Boiler – located in the kitchen - Brand – Worcester – approx. 3 years old – Serviced 24/07/23.

No onwards chain

If modernised and rented we expect the property to achieve £800-£850pcm

Council tax band – A - £1457 pa

EPC – D

Measurements in meters:

Hallway – two storage cupboards – one housing the consumer unit and the electric meter

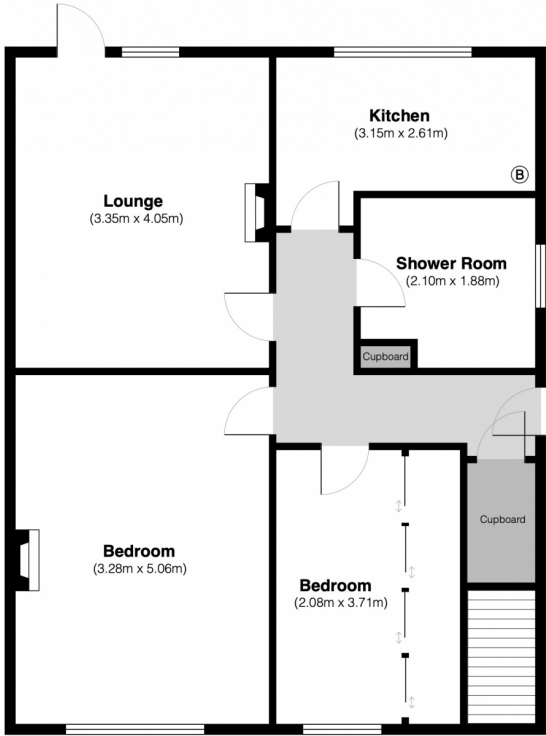
Bedroom 1 (front) – was originally the lounge 5.05 x 3.32

Bedroom 2 (front) 3.67 x 2.08 – with built-in wardrobes.

Shower room – 1.90 x 2.08

Kitchen – 3.13 x 1.93

Lounge – 4.06 x 3.33



Total area 55 sq.m (592 sq.ft) approx.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.



Coming soon

