



Electric Wharf,  
Asking Price £230,000

complete   
ESTATE AGENTS



# Electric Wharf, , Coventry

\*\*\*\* POTENTIAL RENTAL OF £1800 PCM\*\*\*\*

Sold with no chain

This modern energy efficient four bedroom property is located just minutes walk from the City Centre. The property is presented over three floors with two bathrooms and a stunning bright open plan kitchen dining and living room. The property has a terrace on the ground floor as well as a balcony that leads off the living room on the second floor. This property would make an ideal investment due to the location.

## Bedroom One 11'7" x 8'9" (3.53m x 2.67m)

Located on the ground floor with carpet flooring, gas central heated radiator and double glazed corner window. T.V and telephone point.

## Bedroom Two 9'11" x 9'2" (3.02m x 2.79m)

Located on the ground floor with carpet flooring, gas central heated radiator and sliding double glazed door with access top the terrace. Access to a private en-suite shower room.

## En-Suite 8'3" x 2'11" (2.51m x 0.89m)

Tiled flooring, Shower cubicle, toilet and sink.

## Bedroom Three 10'9" x 9'2" (3.28m x 2.79m)

Located on the first floor, Carpet flooring, Gas central heated radiator and double glazed window unit.





### **Bedroom Four 7'2" x 11'6" (2.18m x 3.51m)**

Located on the first floor, carpet flooring and a gas central heated radiator. Double glazed window unit.

### **Bathroom 7'2" x 4'11" (2.18m x 1.50m)**

Tiled flooring, heated towel rail and a white three piece suite with a shower over the bath.

### **Open plan Lounge Kitchen 28'5" x 13'2" (8.66m x 4.01m)**

Open plan living space that includes an integrated kitchen with an electric oven and hob with an extractor fan over head. Real wood flooring and access to a mezzanine level and the balcony overlooking the waterside.

### **Viewing**

Strictly by appointment only via Complete Estate Agents

### **Local Authority**

Coventry City Council

### **Tenure**

Leasehold

### **Location**

Coventry is a cathedral city in the heart of England. Surrounded by beautiful Warwickshire countryside and part of the West Midlands region, Coventry is home to over 300,000 people making it the 11th biggest city in the UK. Coventry's history lies in manufacturing, with British cycle and motor history very much rooted in the city. Coventry was also famed for its ribbon industry and watch/clock making, although innovative technologies, retail, tourism and leisure now complement the more traditional areas of manufacturing. The city has two universities – the city centre-based Coventry University and the University of Warwick on the southern outskirts. Coventry is well connected by rail, with a direct service from Coventry to London Euston taking just 59 minutes. The M6, the M69 and the A45 are the city's main road links.

### **Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and comprehensive marketing with local and internet advertising will get your property seen in all the right places. Please contact us today to arrange your property appraisal.



### **Mortgage Advice**

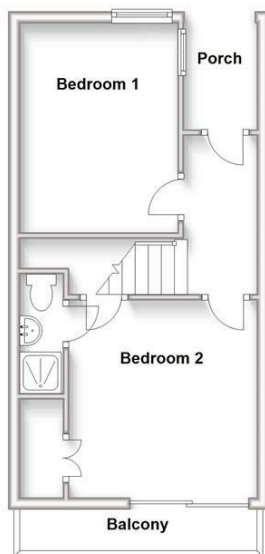
Complete Estate Agents work in partnership with C&W Financial services we can offer professional mortgage advice, from independent mortgage advisors they will help to source a product that will suit your budget and needs from virtually the whole of the mortgage market.

### **Conveyancing Services**

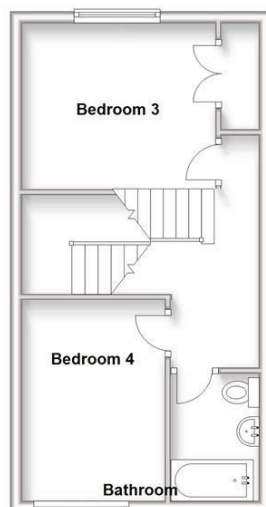
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available at weekends. Please contact us for more information on our conveyancing service.



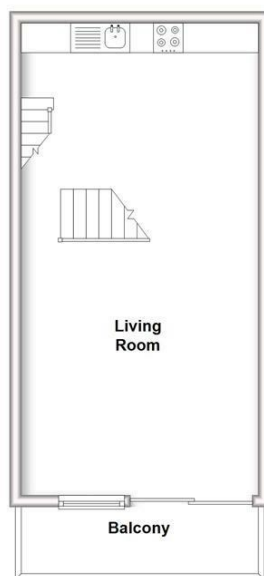
Ground Floor



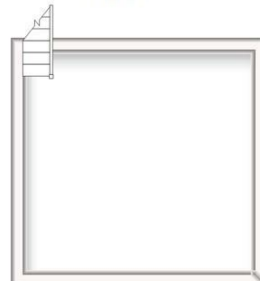
First Floor



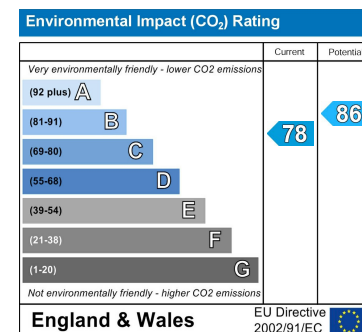
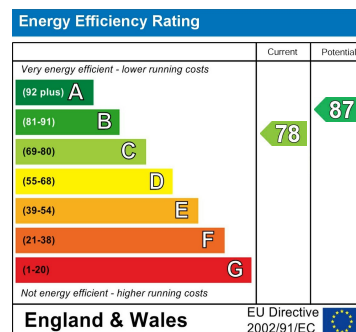
Second Floor



Third Floor



This floorplan is to be used as a guide only and not be taken as fact or to scale. The property may be different to actual diagram shown and square footage may differ.  
Plan produced using PlanUp.



Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

101 New Union Street, Coventry, West Midlands, CV1 2NT  
T: 02476 017701  
sales@complete247.co.uk  
www.complete247.co.uk

complete  
ESTATE AGENTS