



**Greendale Road | Whoberley | Coventry | CV5 8LN**

**£90,000**

**\*\*\*NO CHAIN\*\*\*IDEAL INVESTMENT\*\*\*CASH ONLY\*\*\***

LewisOliver are proud to offer this first floor maisonette in the Whoberley area. The property is ideal for investment and is being sold with a short lease of approximately 47 years. The property briefly comprises of; Entrance Hall, Lounge, Kitchen, Two Bedrooms, Shower Room and Garage. For further information or to book a viewing please call LewisOliver today.

- FIRST FLOOR MAISONETTE
- TWO BEDROOMS
- GARAGE
- NO CHAIN
- EPC RATING - D



## **APPROACH**

via pathway to

## **ENTRANCE HALL**

Comprising of stairs up to first floor, central heating radiators, double glazed window to the side aspect and doors to

## **LOUNGE**

16' 5" x 12' 5" (5.01m x 3.81m) Comprising of double glazed window to the rear aspect, central heating radiator and coving to ceiling

## **KITCHEN**

7' 4" x 11' 3" (2.25m x 3.45m) Comprising of double glazed windows to the rear aspect, central heating radiator, wall and base units with work surface over and stainless steel sink and drainer, gas cooker and space for domestic appliances

## **BEDROOM ONE**

12' 11" x 12' 5" (3.95m x 3.80m) Comprising of double glazed window to the front aspect, fitted wardrobes and central heating radiator

## **BEDROOM TWO**

9' 9" max x 11' 3" max (2.99m x 3.44m) Comprising of double glazed window to the front aspect, storage cupboard and central heating radiator

## **SHOWER ROOM**

8' 1" x 5' 11" (2.48m x 1.81m) Comprising of double glazed obscure window to the side aspect, low level WC, wash hand basin, shower cubicle, heated towel rail, storage cupboard and fully tiled walls

## **GARAGE**

Comprising of up and over door

## **DISCLAIMER**

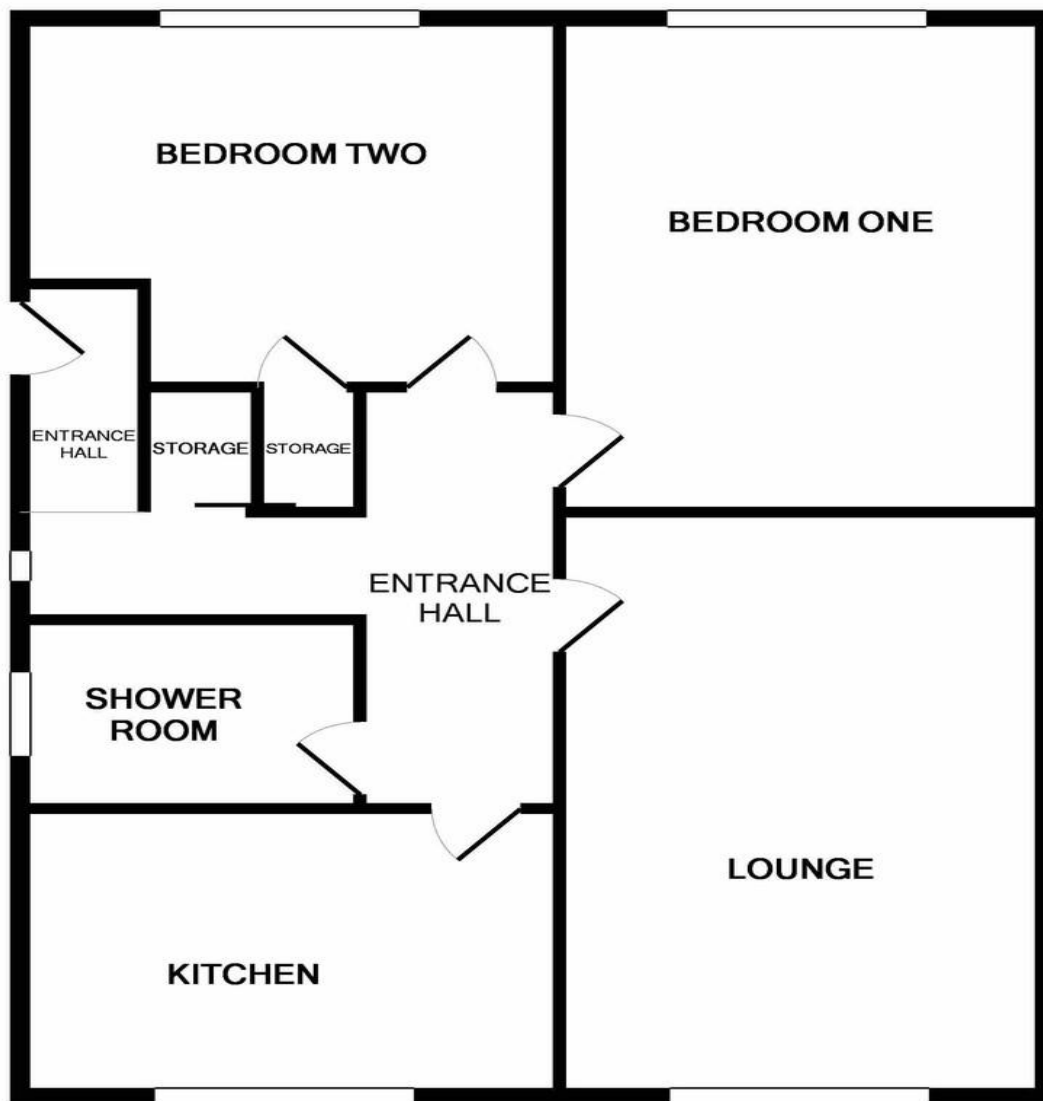
Please Note: LewisOliver have made every effort to ensure the accuracy of the information provided and prospective purchasers are advised to check all measurements before making any related purchases. Should you have a specific query do not hesitate to contact the office.

Tenure: We are advised that the property is Leasehold but recommend that prospective purchasers confirm this with the vendor's solicitor.

Fixtures, Fittings and Services: Since these have not been tested it is advised that all are verified and that all services are in working order to confirm their condition. Fixtures and Fittings are excluded unless referred to in the sales particulars.

Money Laundering Regulations: LewisOliver will ask prospective purchasers to produce identification documents to support any offers.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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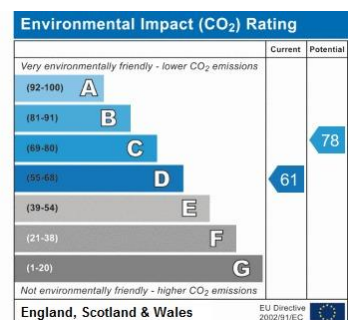
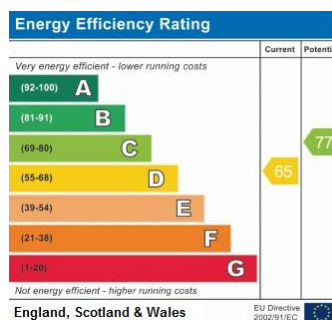
## Viewing Arrangements

Strictly by appointment

## Contact Details

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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