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- CASH BUYERS ONLY - CIRCA 46 YEAR LEASE
- Spacious Ground Floor Maisonette
- Two Double Bedrooms

- Private, Good Sized Rear Garden
- Driveway & Car Port Parking
- Superb Home or Great Investment



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CASH BUYERS ONLY - CIRCA 46 YEAR LEASE WITH SMALL PEPPERCORN £25.00 per annum Ground Rent Here is a truly unique opportunity to purchase a well maintained and proportioned ground floor maisonette just off Stoke Green on the outskirts of Coventry City Centre. Looking for an investment property? This property offers a strong rental yield potential and is in an excellent location for buy to let. Looking for an affordable first home or downsizing? This property is all on one ground floor level but comes with its own private well-proportioned rear garden and off-road parking and car port - almost as good as a bungalow/house but without the hefty price tag! In brief the property comprises: Entrance Hall, Lounge/Diner, Kitchen, Conservatory, Two Bedrooms, Bathroom, multiple built in storage cupboards, private rear and side gardens and driveway parking with car port. Immediate viewing essential - this property will be very popular.

HALL 11' 3" x 3' 8" (3.45m x 1.12m) The main entrance to the property having doors leading into the store room, kitchen, lounge/diner and bedroom room.

STORE ROOM 7' 4" x 3' 8" (2.25m x 1.12m) A useful store room having a door leading into the hall.

KITCHEN 8' 0" x 7' 5" (2.46m x 2.28m) Having matching wall and base mounted units with a roll top work surface over and a tiled splash back. Benefitting from an integrated electric oven and an electric hob with an extractor over. Including a 1.5 bowl sink and drainer with a mixer tap as well as an integrated washing machine and there is space for other appliances. It also has a double glazed window to the front aspect and a double glazed sliding door leading into the lounge/diner.



LOUNGE/DINER 16' 5" x 11' 7" (5.01m x 3.55m) Max Having an electric fire with surround, an electric storage heater and a double glazed window to the front aspect.



BEDROOM ONE 8' 5" x 11' 6" (2.58m x 3.53m) Max Having fitted wardrobes with mirrored sliding doors, a built in cupboard, an electric storage heater and a double glazed window to the rear aspect.



INNER HALL Having doors leading into the shower room, bedroom two and the lounge/diner.

SHOWER ROOM 5' 11" x 7' 2" (1.82m x 2.19m) A modern fully tiled shower room having a large walk in shower with glass shower screen and a shower tray, a vanity hand wash basin and a low level w/c. It also has an opaque double glazed window to the rear aspect.



BEDROOM TWO 8' 0" x 10' 5" (2.46m x 3.20m)

Having built in wardrobes, an electric storage heater and double glazed sliding doors which lead into the conservatory.

GARDEN An enclosed private garden to the rear of the property having mature shrubbery with a patio and lawn area.



CONSERVATORY 10' 4" x 8' 7" (3.16m x 2.64m) A conservatory having an electric storage heater, double glazed windows to the side and rear aspect as well as a double glazed door leading out into the rear garden.





For illustrative purposes only. Measurements are approximate and not to scale.
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- 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.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: All measurements have been taken as a guide to prospective buyers only, and are not precise.
- 4: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 5: Up Estates has not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify they are in working order or fit for their purpose.
- 6: Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.