



Coopers

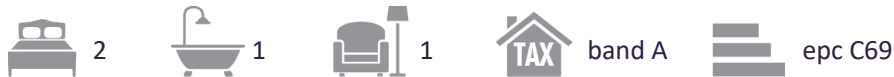
18 Selsey Close,
Stonehouse Estate, Coventry



18 Selsey Close,

Stonehouse Estate, Coventry, CV3 4EF

Having been improved throughout by the current owners, this ground floor maisonette is immaculately presented throughout. Offered for sale with no chain, this would make an ideal first time purchase or ready made investment opportunity.



Located on a more secluded pedestrian section of Selsey Close, the property benefits from a garage which is accessible from the garden through the rear gate. Inside, the hallway has been opened up to the kitchen, which helps to make the space feel more modern and open plan. A large lounge, which is tastefully decorated, has views over the pleasant front garden. There are two bedrooms, the second of which has been converted into a study and walk in wardrobe, however this could easily be converted back to a bedroom. The modern bathroom has a large shower cubicle, with WC and basin. The property is leasehold with 934 years unexpired, and a combined ground rent and service charge of £1 per year.

- Ground floor maisonette
- Two bedrooms
- Second bedroom currently split into dressing room and study
- Fantastic condition throughout
- Garage to rear with access to garden
- Extra sound insulation installed in ceiling

Guide Price

£125,000



Lounge



Lounge



Rear Garden



Shower Room



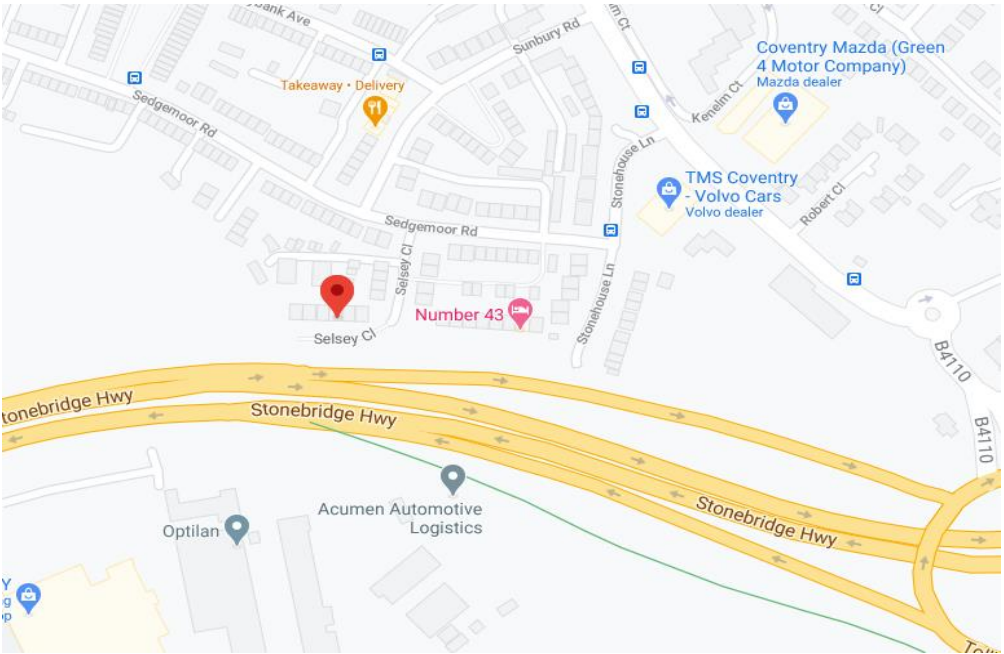
Bedroom / Dressing Room



Bedroom



Kitchen



Outlook



Garage

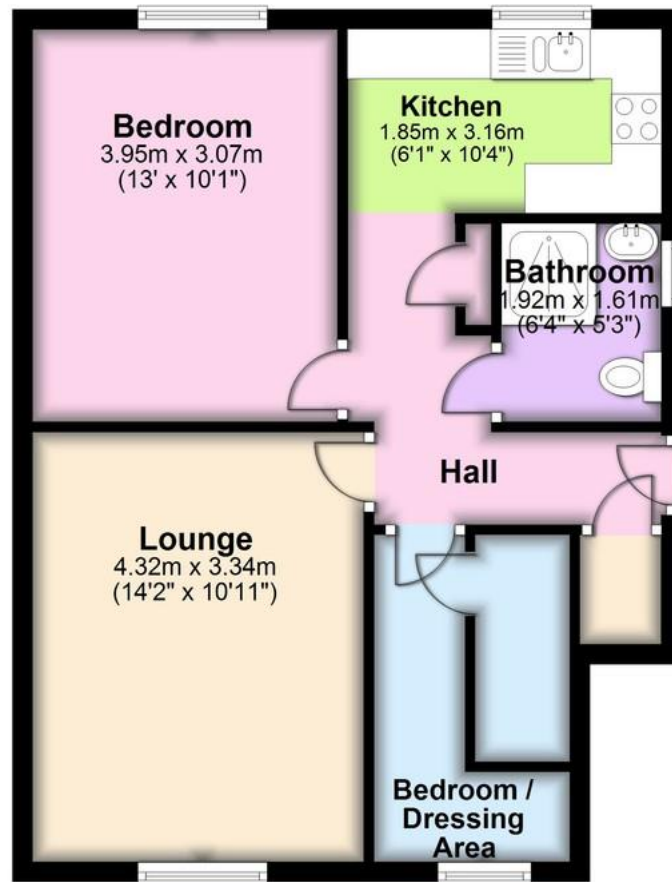
Tenure
We are verbally told that this property is Freehold. This will be checked through Solicitors.

Fittings & Fixtures
Only the fittings and fixtures mentioned herein are included within the proposed sale of this property. All others are specifically excluded unless otherwise agreed in writing.

Council tax
According to valuation Office Website enquiries this property is in Band A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

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