



Coventry Road, Exhall, CV7 9BH

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\*TWO BEDROOM APARTMENT LOCATED IN A VERY SOUGHT AFTER AREA OF EXHALL \*\*\* JUST OFF THE COVENTRY ROAD\*\*\*GROUND FLOOR RESIDENCE OPENING OUT TO COMMUNAL GARDEN\*\*\*

Accommodation in brief; communal entrance, hallway, two double bedrooms, modern shower room, fitted kitchen, and spacious living room. UPVC double glazed, gas central heating, allocated parking space to the rear, and private communal garden, with direct access from French doors in living room. 110 Years remaining on Lease . EPC Rating C. Council Tax Banding A.





## Key Features

- Ground Floor Apartment
- Two Double Bedrooms
- Fantastic Location
- Living Room
- Fitted Kitchen & Shower Room
- Allocated Parking
- Communal Gardens
- EPC Rating C, Council Tax B.

**£159,950**

In more detail the property comprises;

#### **COMMUNAL ENTRANCE**

Secured communal entrance door with telecom system, UPVC double glazed door leading to the communal garden, and parking. Stairs ascending for access to two first floor apartments. Entrance to number 12 on ground floor to the right hand side.

#### **HALLWAY**

With panel radiator, storage cupboard, luxury vinyl flooring, and doors to;

#### **SHOWER ROOM**

6'2" x 7'7"

With Obscure UPVC double glazed window to front aspect, enclosed corner shower unit, low level WC, and wash basin set in vanity unit. Heated chrome towel rail, extractor fan, and tiled floor.

#### **BEDROOM ONE**

9'4" x 11'3"

With UPVC double glazed window to rear aspect, panel radiator, fitted wardrobes, and over bed cupboards.

#### **BEDROOM TWO**

8'9" x 10'5"

With UPVC double glazed window to front aspect, panel radiator, luxury vinyl flooring.

#### **LIVING ROOM**

13'4" x 13'10"

With UPVC double glazed French doors leading to the communal garden, panel radiator, UPVC double glazed window to rear aspect, luxury vinyl flooring, and double glazed doors leading to;

#### **KITCHEN**

8'9" x 7'3"

With UPVC double glazed window to front aspect, a range of wall and base units with contrasting work tops, inset sink and drainage unit, integrated gas oven with four ring gas hob and extractor hood, plumbing for washing machine, space for fridge freezer, and tiled floor.

#### **OUTSIDE**

To the front is a communal entrance with wrought iron secured gate, and wrought iron fencing with laid to lawn and well maintained borders. Double secured wrought iron gates for vehicle access, leading to allocated parking to the rear. Communal garden with laid to lawn and well maintained borders, and side storage area.

#### **GENERAL INFORMATION**

Nuneaton & Bedworth Borough Council Council Tax Banding A.

TENURE: we understand from the vendors that the property is leasehold with vacant possession on completion. 110 years remaining on the lease, service charge 6 monthly payment of £416. Ground rent £100 p/a.

SERVICES: Hawkins have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

#### **DISCLAIMER**

Please note these property particulars are in draft format only and have not been checked by the vendor/occupier.

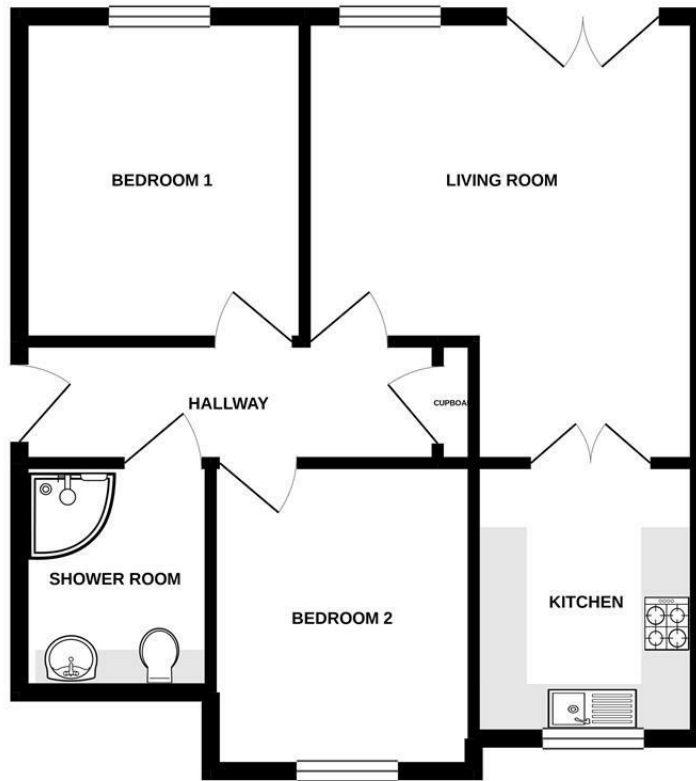






# Floorplan

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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EPC Rating - C

Tenure - Leasehold

Council Tax Band - A

Local Authority  
Nuneaton & Bedworth Borough Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

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BLOCK  
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RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.