

DRAKES

ESTATE AGENTS



Main Road, Meriden, Coventry, CV7 7LP

OIRO £280,000

- A Beautiful Modern End-Terrace
- Two Bedrooms
- Lounge/Dining Room
- Re-Fitted Kitchen
- Modern Bathroom
- Guest WC
- Reception Hall/Utility
- Low Maintenance Rear Garden
- Allocated Parking
- Over 58's



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

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Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP

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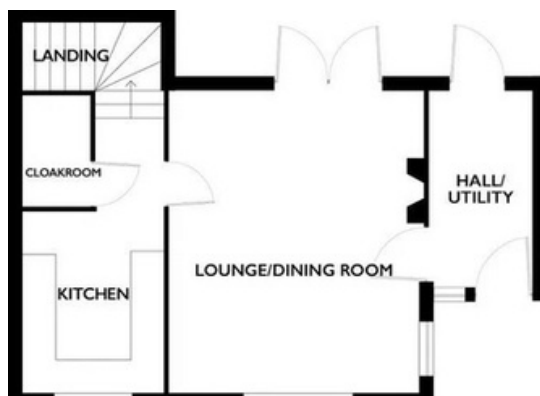


Entrance Hall/Utility - 2.72m x 1.55m (8'11" x 5'1")
 Dual Aspect Lounge - 4.37m x 3.58m (14'4" x 11'9")
 Kitchen to front - 2.64m x 2.06m (8'8" x 6'9")
 Bedroom One to front - 3.12m x 2.59m (10'3" x 8'6")
 Bedroom Two to rear - 3.61m x 1.7m (11'10" x 5'7")
 Bathroom to front - 1.7m x 1.98m (5'7" x 6'6")

An immaculate, modern property for the over 58's only, offered for sale with no upward chain. The property has been lovingly refurbished with accommodation comprising a hall/utility, lounge/dining room, re-fitted kitchen, guest W.C, two bedrooms with fitted wardrobes, and a modern bathroom. Low maintenance rear and side gardens, and allocated parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: C
 EPC Rating: D
 Tenure: Freehold



The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. Some properties may have been staged for marketing purposes using AI (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.

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