



yourdreampad



## Castello Court, 293 Tarquin Close

Willenhall, CV3 3BU

**\*\* REDUCED PRICE \*\* ATTENTION INVESTORS \*\* TENANT IN SITU \*\* RENT POTENTIAL £650 PCM \*\*** An extremely well kept and modernised second floor apartment situated at the far end of this cul-de-sac, on the very edge of the estate, alongside delightful parkland. Perfect for first time buyers or alternatively as an ideal investment opportunity, this compact and economical home really needs to be seen, has both electric heating and double glazing together with a secure intercom entrance and allocated parking within the development. Briefly consisting of a hallway, good sized lounge/diner with small balcony, excellent breakfast kitchen, large double bedroom and modern bathroom. There are communal gardens and car parking. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

### SETTING

Willenhall is located to the south east of the city, well placed for a host of excellent amenities, including city centre transport services, daily shops and popular schools. The position should prove ideal for a number of roadways, including the Coventry Eastern Bypass linking the midland motorway network and the A45/A46, therefore locations to both the north and south.

Offers over £75,000

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- MODERNISED SECOND FLOOR APARTMENT
- ELECTRIC HEATING AND DOUBLE GLAZING
- SITUATED ALONGSIDE DELIGHTFUL PARKLAND
- TASTEFULLY DECORATED THROUGHOUT
- INTERCOM ENTRANCE, ALLOCATED PARKING
- VIEWING CONSIDERED ESSENTIAL
- LONG LEASE OF 105 YEARS
- EXCELLENT RENTAL POTENTIAL OF £650 PCM

## ON THE SECOND FLOOR

Entrance Hall

8'3 x 4'7

Spacious Lounge/Diner

16'7 x 14'8 max

Breakfast Kitchen

10'8 x 6'8

Double Bedroom

12'5 x 11'7

Well Fitted Bathroom

7'8 x 4'5



[Directions](#)



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Quality. This time, next time, every time.

Floor Plan

SECOND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	