



287 Tarquin Close Willenhall, Coventry, CV3 3BU

**** ** REDUCED PRICE ** CALLING ALL LANDLORDS ** TENANT IN SITU ** RENT POTENTIAL £650 PCM **** An extremely well kept and fully modernised first floor apartment situated at the far end of this cul-de-sac, on the very edge of the estate, alongside delightful parkland. Currently tenanted and therefore 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 car 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

287 Tarquin Close

Willenhall, Coventry, CV3 3BU



- MODERNISED FIRST FLOOR APARTMENT
- ELECTRIC HEATING AND DOUBLE GLAZING
- SITUATED ALONGSIDE DELIGHTFUL PARKLAND
- INTERCOM ENTRANCE, AMPLE PARKING AREAS
- THE PERFECT INVESTMENT OPPORTUNITY
- LOTS OF AMENITIES WITHIN WALKING DISTANCE

ON THE FIRST 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](#)



yourdreampad
Quality. This time, next time, every time.



Floor Plan

FIRST 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) A | | | |
| (81-91) B | | | 81 |
| (69-80) C | | 68 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |