



Connells

Alfred Herbert House Blackberry Lane
Coventry

Alfred Herbert House Blackberry Lane Coventry CV2 3JR

for sale
£115,000



Property Description

****NO UPWARD CHAIN**** This second floor apartment is situated in the popular residential area of Wyken, being close to the local park, amenities and the A444. The accommodation briefly comprising of an open plan lounge/fitted kitchen, two good sized bedrooms and a fitted bathroom. Outside there is communal parking.

Approach

Communal door.

Communal Hall

Stairs to all floors and personal door to;

Private Hall

Built-in cupboard and doors to;

Open Plan Lounge/Kitchen

22' 2" max x 13' 6" max (6.76m max x 4.11m max)

Lounge Area

Double glazed door opening onto a Juliet balcony, laminate flooring and television point.

Kitchen Area

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance, laminate flooring, double glazed window.

Bedroom One

11' 8" x 9' 9" (3.56m x 2.97m)
Double glazed window and radiator.

Bedroom Two

9' 1" x 8' (2.77m x 2.44m)
Double glazed window and radiator.

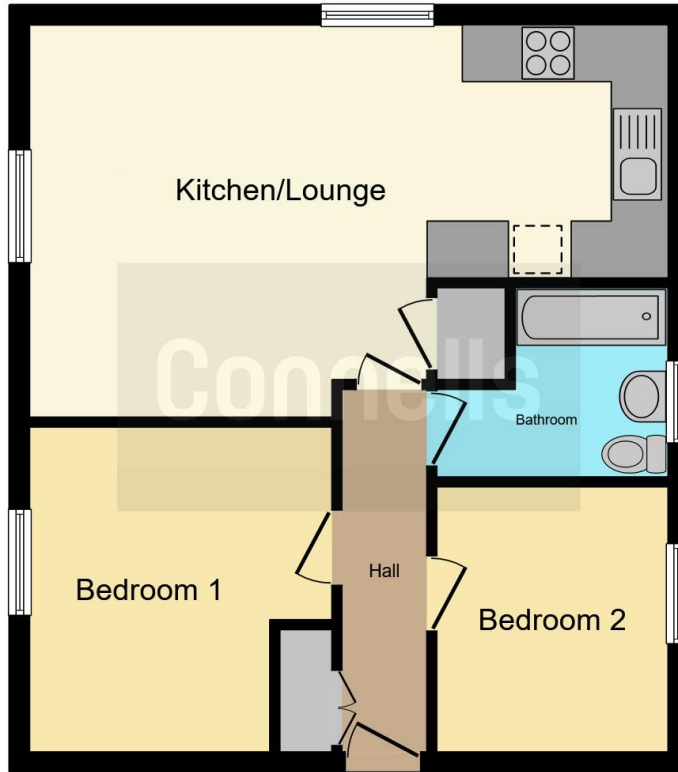
Fitted Bathroom

Tiled, comprising bath, toilet, wash hand basin and double glazed frosted window.

Outside

Resident parking.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 2000.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/COV322446

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Jul 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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