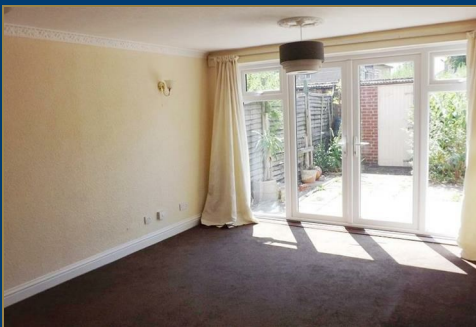




**ASSURED  
RESIDENTIAL**

8 Eaton Road  
Station Square  
Coventry CV1 2FF  
Tel: 024 7622 5030  
Fax: 024 7622 5040

Email: [sales@assuredresidential.com](mailto:sales@assuredresidential.com)  
Web: [assuredresidential.com](http://assuredresidential.com)



**164 Greendale Road, Whoberley  
Coventry, CV5 8AY**

**£129,950**

A larger than average two bedroom ground floor maisonette situated in the popular residential area of Whoberley to the west of Coventry; easy access to the City and the A45 providing good access to the national motorway network. The property benefits from UPVC double glazing and modern electric heating. Features include Competitive Price, No Chain, Long Lease and Enclosed Rear Garden. The layout has, L-shape hall, two bedrooms, living room, kitchen and bathroom. Local shops and schools within walking distance. For Sat Nav users the postcode is CV5 8AY.



## ON THE GROUND FLOOR

### HALL

Having UPVC entrance door, the hall is L shaped and has doors to store cupboards. Heatstore Dynamic Intelirad electric programable aluminium radiator to the wall.

### LIVING ROOM

16'2" x 12'0" (4.93 x 3.66)



A lovely spacious room. UPVC French Doors overlooking the rear patio and a modern Dimplex High Heat retention electric storage heater.

### KITCHEN

11'4" x 7'5" (3.45 x 2.26)



Having a double glazed window overlooking the rear garden, a stainless steel one and a half bowl sink unit set in base, a range of matching white base and wall cupboards with charcoal coloured worktops, electric ceramic hob with fan assisted oven below and space for washing machine and other white goods.

### BEDROOM ONE

13'0" x 12'0" (3.96 x 3.66)



Having double glazed window to front and a range of fitted

wardrobes. Heatstore Dynamic Intelirad electric programable aluminium radiator to the wall.

### BEDROOM TWO

9'9" x 7'11" (2.98 x 2.42)



Having double glazed window to front and a Heatstore Dynamic Intelirad electric programable aluminium radiator to the wall.

### BATHROOM



Having frosted double glazed window to the side, an airing cupboard and a white bathroom suite comprising low level flush WC, pedestal wash hand basin and bath with shower over.

### OUTSIDE

#### FRONT GARDEN

Lawned garden.

## REAR GARDEN



Mainly paved with border and brick built store. Fenced boundaries.

## GENERAL INFORMATION

### TENURE

We understand that the property is Leasehold held on a long lease which has some 134 years unexpired. We have been informed that there is no ground rent.

### SERVICES

We understand that all mains services are connected (Excluding Gas) Please ask your legal representative to verify this information prior to exchange of contracts. We have not carried out any form of testing of appliances, central heating (where installed) or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### FIXTURES AND FITTINGS

As stated in our details.

### COUNCIL TAX

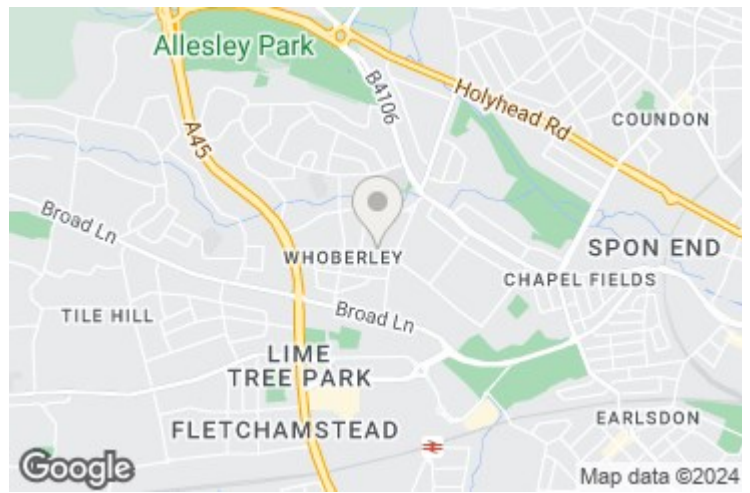
Band A.

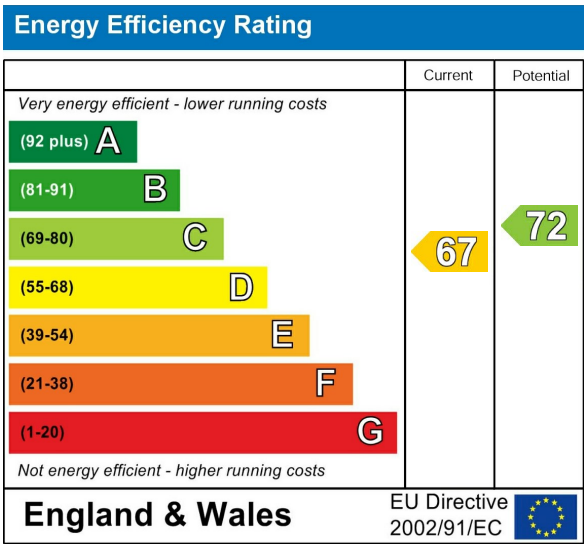
### PHOTOGRAPHS

Some photos are from our computer records.

### REFERRAL FEES

Assured Residential may offer any prospective seller / buyer a full range of Estate Agency services including the sale of their own property, if so required. Mortgages are available through our association with independent financial advisors. Conveyancing, if required, is available through our Solicitor contacts. Any commission or fees earned from these services shall belong to Assured Residential.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract or agreement. Prospective tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.