



Woodcraft Close, Tile Hill, Coventry CV4 9EG
Offers In The Region Of £120,000

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LETTINGS AND SALES

****Ideal Investment, Projected Rent Of £10,200 PA Producing a Yield of Approx. 8.2%**** Offered with vacant possession this well presented second floor flat would make an excellent investment or a first time purchase and being located on the edge of Tile Hill the flat is well placed for local amenities, public transport with easy access to the A45. In brief the property comprises of an entrance hall, spacious lounge with large double glazed window, modern fitted kitchen with integrated electric oven & hob and a modern bathroom with white suite to include bath with shower over. With majority recently installed double glazing, electric central heating boiler and being freshly decorated throughout this is a 'turn key' opportunity to purchase you first time or investment home and is being sold with 197 years left on the leasehold.

Lounge
13'8" x 10'3" (4.19 x 3.144)

Double glazed window to rear, spacious lounge with laminate flooring

Kitchen
6'7" x 7'3" (2.01 x 2.21)

Double glazed window to rear, modern kitchen with a range of wood effect wall and base units, integrated electric hob and oven, built in storage cupboards and tiled floor and splash back.

Bathroom
5'8" x 5'5" (1.75 x 1.66)

Double glazed window to front with privacy glass, fully tiled bathroom with white suite to include, bath with shower over, w/c and hand wash basin.

Bedroom 1
11'8" x 10'2" (3.58 x 3.11)

Double glazed window to side, large double bedroom with laminate flooring.

Bedroom 2
7'3" x 8'4" (2.22 x 2.56)

Double glazed window to side, double room with laminate.

DISCLAIMER

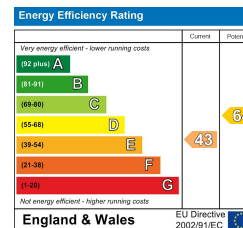
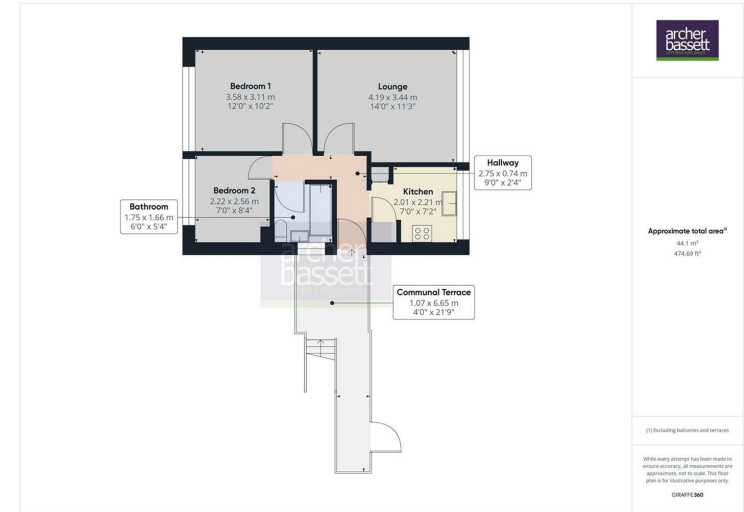
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Tenure - Leasehold

The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

Viewings

Viewings are strictly by appointment only via Archer Bassett.



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