



Broomfield Road Earlsdon Coventry CV5 6JW

£360,000

cartwright

hands

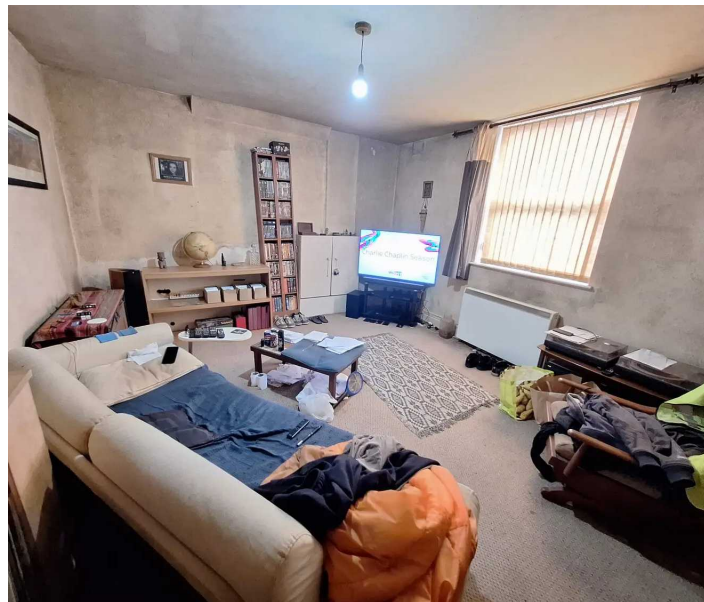
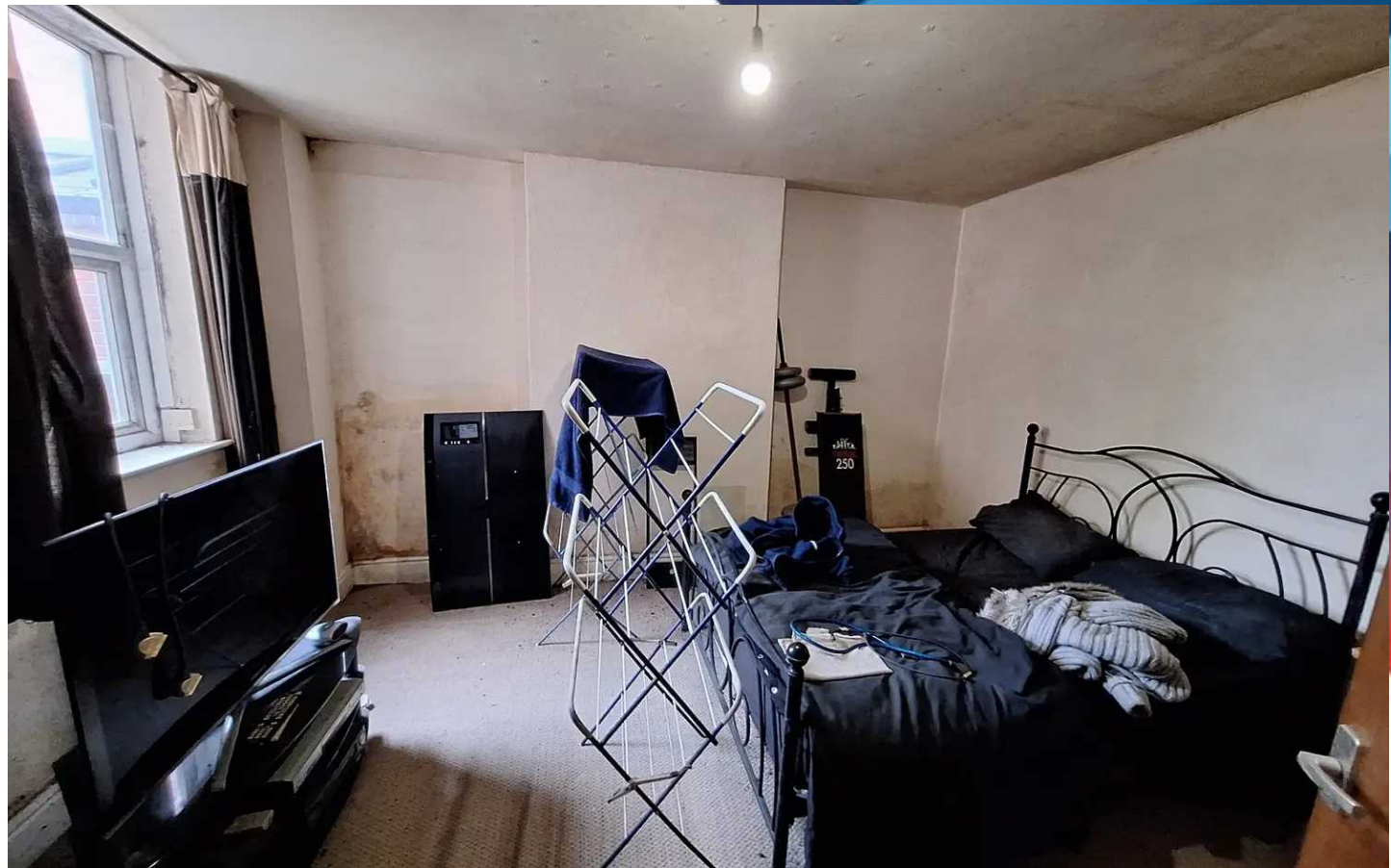
Broomfield Road

Coventry, Coventry

- Renovation Project
- Freehold Property
- 4 x One Bedroom Flats
- No Service Charge
- Close to Shops
- Ground Floor EPC E (45)
- First Floor -A - EPC E (49)
- Ground Floor - EPC E (52)
- First Floor Flat -A EPC (E (51)
- Council Tax Band is A

Great opportunity for investor, this renovation project is an end of terrace house that has been split into four 1 bedroom flats, two on the ground floor and two on the first floor.

There is a good size shared garden to the rear and is situated conveniently for access to local shops and amenities in Earlsdon as well as easy access to the City Centre.



Broomfield Road Ground Floor Flat

Lounge

Window to front, electric heater, TV point.

Bedroom

Window to rear, TV point.

Store

Window to side.

Kitchen

Window to side, range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer, plumbing for washing machine, gas cooker point, space for fridge/freezer, electric heater, door to side.

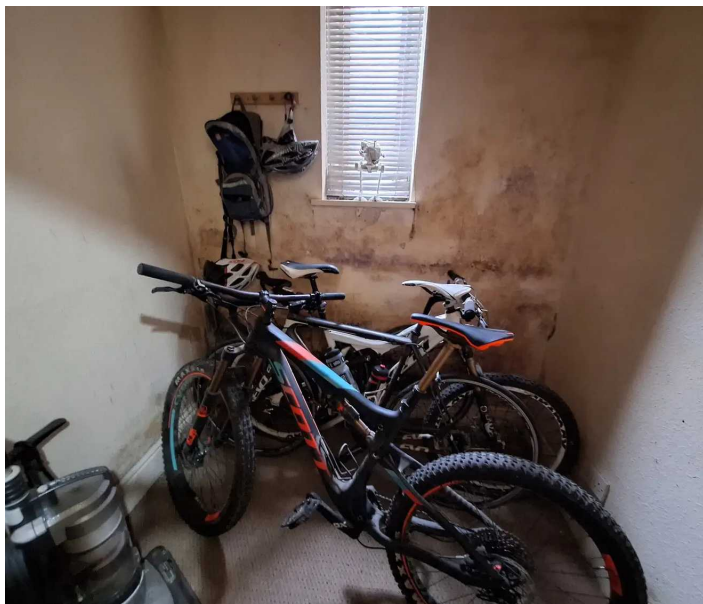
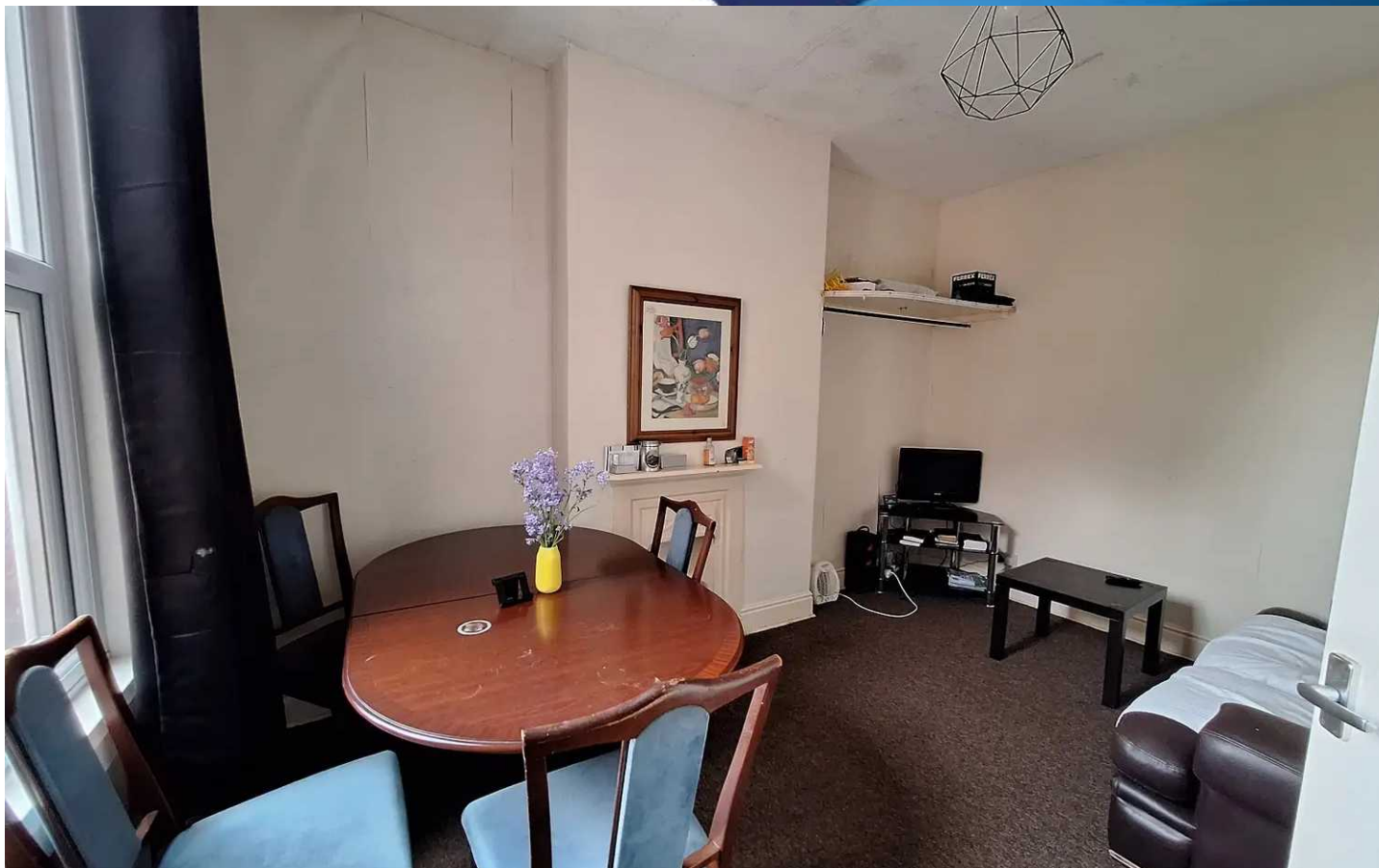
Shower Room

Two opaque windows to rear, shower cubicle with electric shower, low level WC, wash hand basin, electric heater.

EPC Rating is E (45)

Council Tax Band

We believe the Council Tax Band is A. Coventry City Council.



Broomfield Road 1st Floor Flat

Hall

Lounge

Two window to front.

Bedroom

Window to rear, TV point.

Bathroom

Opaque window to side, panelled bath, low level WC, wash hand basin.

Kitchen/Diner

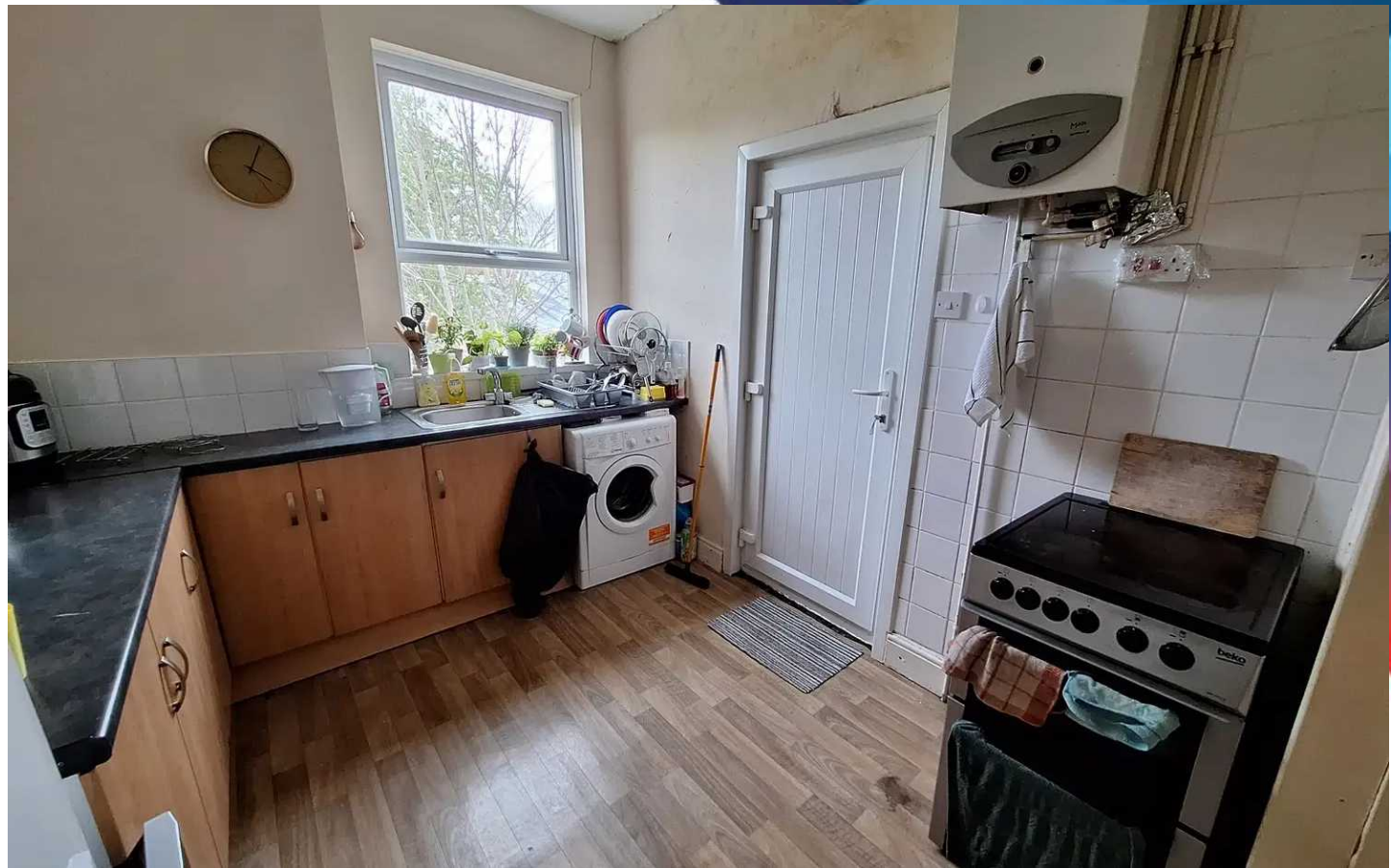
Entrance door to side, window to rear, range of base unit cupboards, single bowl stainless steel sink and drainer, plumbing for washing machine, cooker point, space for fridge/freezer, wall mounted boiler.

EPC Rating

E (49)

Council Tax Band

We believe the council band is A. Coventry City Council.



Broomfield Road Ground Floor Flat

Hall

Lounge

Window to front, TV point, electric heater.

Bedroom

Window to rear.

Store

Window to side.

Kitchen

Window to side, wall and base unit cupboards, Belfast single with mixer tap, plumbing for washing machine, door to shower room, door to side providing access to rear garden.

Shower Room

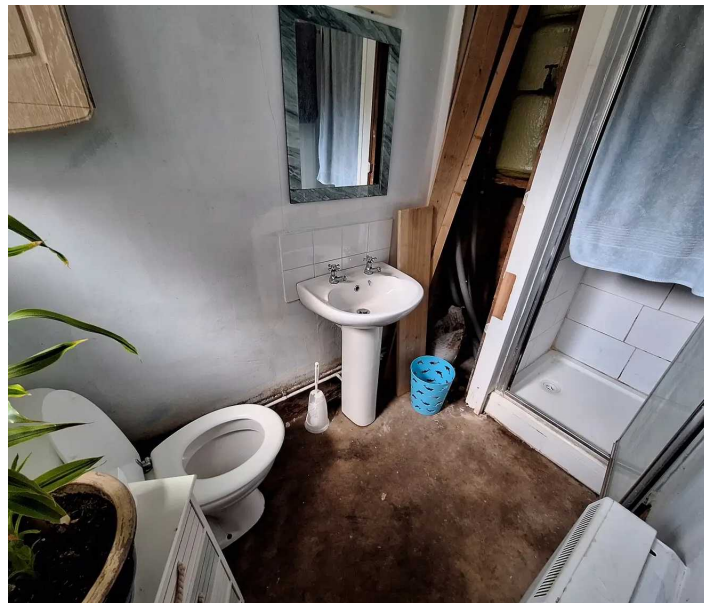
Window to side, shower cubicle, low level W.C, wash hand basin, electric heater.

EPC Rating

E (52)

Council Tax Band

We Believe the council Tax Band A. Coventry City Council.



Broomfield Road First Floor Flat

Hall

Lounge

Two window to front.

Bedroom

Window to rear, electric heater.

Bathroom

Opaque window to side, panelled bath, low level WC, wash hand basin.

Kitchen Diner

Window and door to rear providing access to rear garden, range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer, plumbing for washing machine, cooker point, space for fridge/freezer.

EPC Rating

E (51)

Council Tax Band

We believe the council Tax Band is A. Coventry city council.



Ground Floor
Approx. 57.9 sq. metres (623.4 sq. feet)



Total area: approx. 57.9 sq. metres (623.4 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

Top Floor Flat
Approx. 53.4 sq. metres (574.3 sq. feet)



Total area: approx. 53.4 sq. metres (574.3 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

Ground Floor
Approx. 51.0 sq. metres (548.5 sq. feet)



Total area: approx. 51.0 sq. metres (548.5 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

Top Floor Flat
Approx. 50.3 sq. metres (541.0 sq. feet)



Total area: approx. 50.3 sq. metres (541.0 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

Special Note

We have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale.

If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. 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.

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Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.



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