



23 Harley Street, Coventry, CV2 4EZ  
Offer Over £160,000

cartwright  
hands



# 23 Harley Street

## Coventry

- Two Bedrooms
- Two Reception Rooms
- Freehold
- EPC C (69)
- Council Tax Band A Coventry City Council

This two bedroom house is situated in a convenient location with easy access to the local shops and amenities as well as easy access to the city centre. Ideal for first time buyers and investors.

Accommodation features: Lounge, dining room, kitchen, two bedrooms and bathroom, there is an easy maintenance garden to the rear, the property is offered with no onward chain.





**Accommodation comprises**

On the ground floor

**Lounge**

Door to front, double glazed window to front, radiator.

**Dining Room**

Double glazed window to rear, gas fire, door to kitchen.

**Kitchen**

Double glazed window to side and rear, range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer, plumbing for washing machine, space for fridge/freezer, gas cooker point, breakfast bar, wall mounted gas central heating boiler, door to rear garden.

**On the first floor**

Landing

**Bedroom One**

Double glazed window to front, radiator.

**Bedroom Two**

Double glazed window to rear, radiator.

**Bathroom**

Panelled bath with electric shower, low level WC, wash hand basin, radiator.

**Garden**

Patio area with flower beds stocked, plants, trees and bushes, enclosed by wall and timber fence boundary.



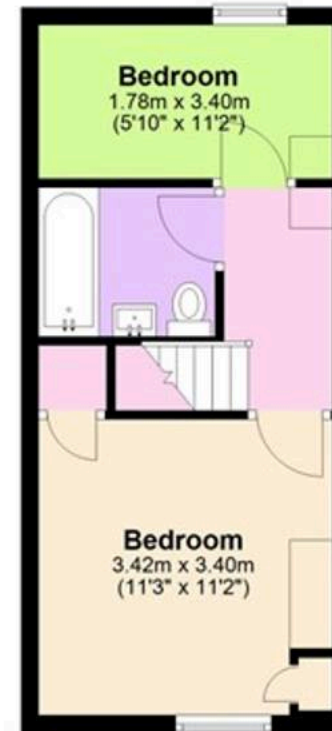
### Ground Floor

Approx. 36.7 sq. metres (394.9 sq. feet)



### First Floor

Approx. 27.2 sq. metres (292.4 sq. feet)



Total area: approx. 63.8 sq. metres (687.3 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



### Special Notes

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. Ask agent regarding Rights & Restrictions. 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.

### Disclaimer

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