

**Kenwyn Green Exhall Coventry CV7 9PL**  
**£185,000**

**Benburys**  
SALES AND LETTINGS



**\*\*IDEAL INVESTMENT PROPERTY WITH LONG TERM TENANT\*\*** Benburys are pleased to present this lovely two bedroom family home situated in a popular residential area of Exhall. The property briefly comprises of an open plan living area leading to modern fitted kitchen, complete with oven, hob and extractor fan, fridge freezer and integrated washing machine. Upstairs there are two bedrooms and a modern family bathroom with shower over the bath. Good size rear garden with off road parking and garage.

**LOUNGE**  
14' 9" x 13' 5"

**KITCHEN/DINER**  
13' 5" x 8' 2"

**BEDROOM**  
13' 5" x 11' 2"

**BEDROOM TWO**  
11' 11" x 7' 6"

**BATHROOM**  
11' 11" x 7' 6"

**AGENCY NOTES**

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. Anti money laundering checks now have to be completed on both the buyer and the vendor.
- 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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Benburys has not sought to verify the legal title of the

**DISCLAIMER**

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Benburys, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

property and the buyers must obtain verification from their solicitor.

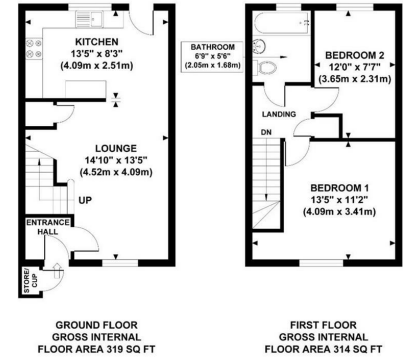
**VIEWINGS**

We would be delighted to show you around this property.

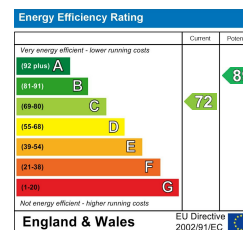
If you would like more information or to arrange a viewing please contact our friendly and helpful team on 02476 661553

www.benburys.co.uk  
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**KENWYN GREEN, EXHALL, CV7 9PL**  
Approximate Gross Internal Area 633 sq ft / 58.80 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



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