



Linstock Way Aldermans Green Coventry CV6
£125,000

Benburys
SALES AND LETTINGS

****NO CHAIN** IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY** FREEHOLD**EPC RATING C**

Benburys are pleased to present this one-bedroom mews property located in a quiet cul-de-sac location, having convenient access to the A444 and M6. Ideal as a starter home or investment, the property features a fitted kitchen with integrated oven and hob, a lounge/diner with spiral staircase, a spacious double bedroom, and a bathroom with an electric shower.

Additional benefits include Freehold, gas central heating on a hive system, double glazing, allocated parking, a small front gravelled garden, and has no onward chain.

NB - In need of some modernisation; the lounge carpet will be removed, and the property will be freshly painted.

LOUNGE

8'8" x 12'11" (2.659 x 3.941)

Having double glazed windows to the front and side aspect of the property, double central heating radiator and electric fireplace.

KITCHEN

5'7" x 6'6" (1.711 x 1.999)

The kitchen is situated at the front of the property, with double glazed windows to the front aspect. Fitted with matching wall and base units, space for under counter fridge and washing machine, integrated electric oven and hob.

BATHROOM

5'4" x 4'11" (1.650 x 1.512)

Fitted with a white suite which features a panel bath with electric shower over, low level W.C and pedestal wash basin. This fully tiled bathroom benefits from a central heated towel rail and tiled flooring. Doubled glazed opaque window to front aspect.

BEDROOM

12'11" x 8'2" (3.953 x 2.509)

Having built in cupboard housing the boiler, central heating radiator, carpet to flooring and double glazed window to the front and side aspect

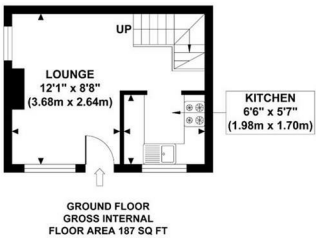
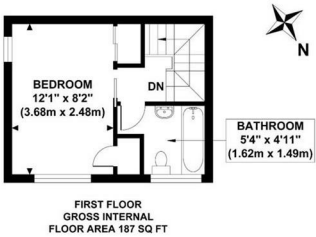
DISCLAIMER

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.

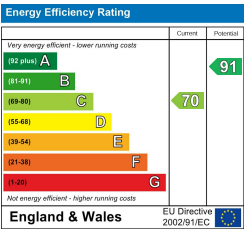
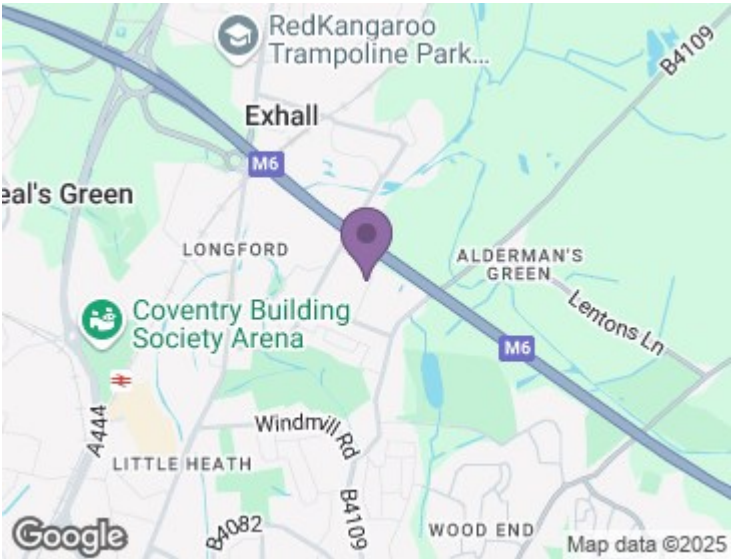
AGENCY NOTES

- 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 property and the buyers must obtain verification from their solicitor.

LINSTOCK WAY, CV6 6JH
Approximate Gross Internal Area 374 sq ft / 34.80 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.



Benburys
SALES AND LETTINGS

20 Parkville Highway Coventry CV6 4HZ
Tel: 024 7666 1553
Email: enquiries@benburys.co.uk