



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



£140,000

58 Charles Street, Arley, Coventry CV7 8GN



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KEY ESTATE AGENTS

Website: www.keystateagents.com

****Attention Buy to Let Investors and First Time Buyers!****

This charming mid-terrace property is perfect for those looking to take their first step onto the property ladder or expand their rental portfolio. Situated in a quiet cul de sac location on Charles Street in Arley, this home offers convenient living with local amenities just a stone's throw away.

Inside, you'll find a spacious kitchen/diner, perfect for hosting dinner parties or enjoying family meals. The property boasts 2 cosy bedrooms and a well-maintained bathroom, ideal for relaxation after a busy day.

Parking is a breeze with your very own driveway, giving you convenient space for one car. Plus, the property is in fair condition, ready for you to move in or rent out without fuss.

In your free time, take a stroll to Shustoke Water for a peaceful walk or explore the nearby pubs and restaurants for a meal out with friends. With so much to offer in this area, you'll love calling Charles Street your home.

Don't miss out on this fantastic opportunity - book a viewing today and see for yourself the potential of this lovely property. Start your property journey with a bang at this charming Arley home!

Tenure: Freehold
EPC: D
Council Tax: A

Entrance



Entrance via front driveway with space for one car.

Living Room 14'8" x 14'0" max (4.49 x 4.29 max)



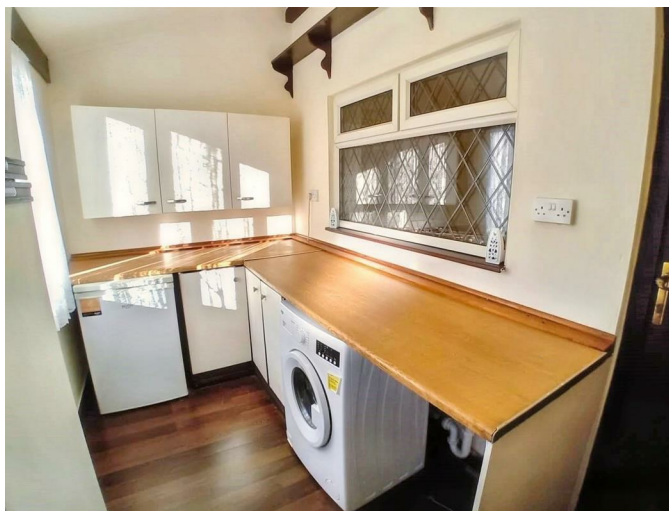
Cosy living room with window views to the front of the property.

Kitchen/ Diner 14'0" x 8'0" max (4.29 x 2.46 max)



Spacious kitchen and dining area with built in cupboards, oven and hobs.

Utility Room 11'8" x 5'11" max (3.58 x 1.82 max)



Large utility room adjacent to the kitchen with ample space for all your household appliances and views to the rear of the property.

Bathroom 7'8" x 6'10" max (2.35 x 2.10 max)



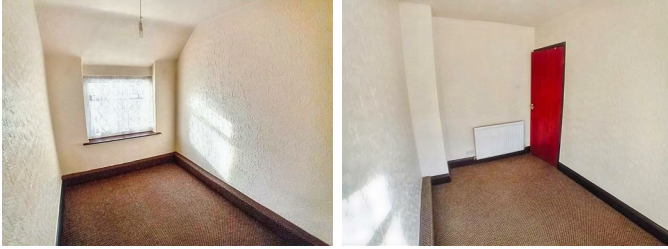
Good sized bathroom with bath, shower, basin and w/c facilities.

Master Bedroom 11'1" x 11'6" max (3.39 x 3.53 max)



Double bedroom with built in storage and separate walk in cupboard.

Bedroom Two 9'3" x 6'11" max (2.83 x 2.12 max)



Double bedroom with views to the rear of the property.

Rear Courtyard



Rear courtyard area with space for plant boxes and pots.

Rental Yield

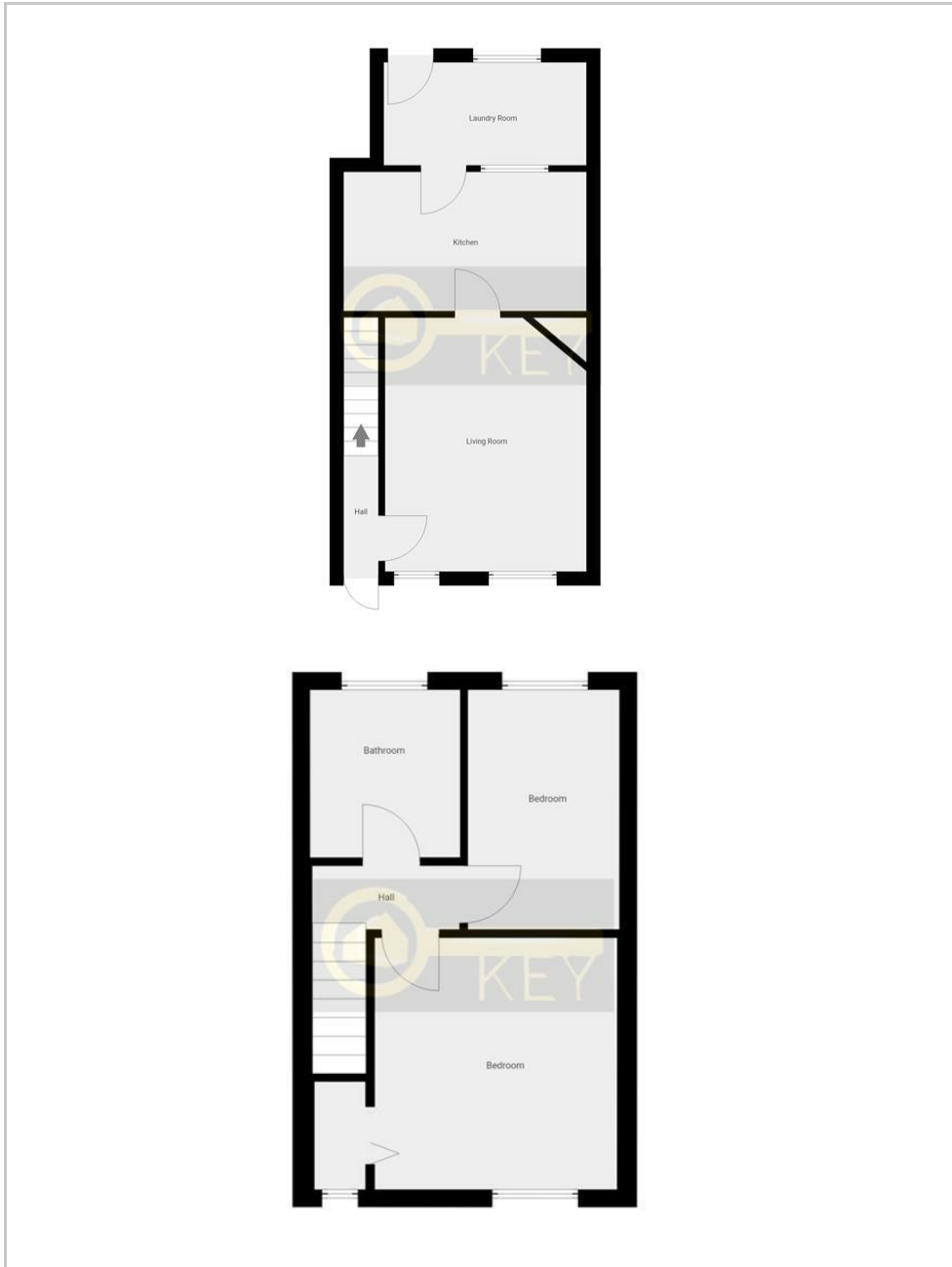
Currently £700-£775 PCM, once refurbished £800-£900 PCM.

Agent Notes

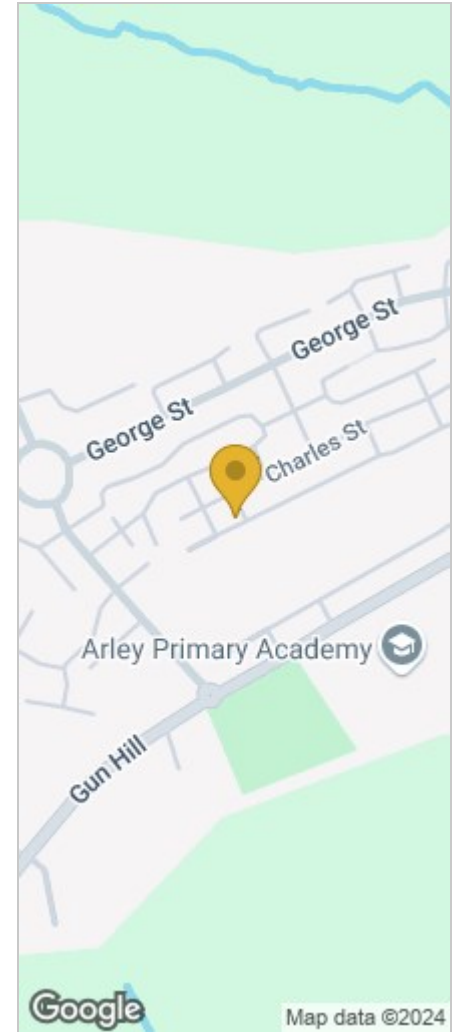
We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts

by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.

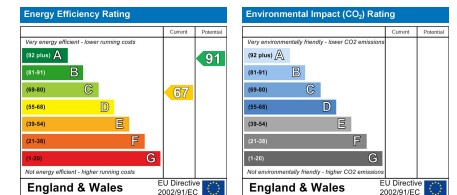
Floor Plan



Area Map



Energy Efficiency Graph



HAVE YOU GOT A PROPERTY TO SELL OR LET?

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If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

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KEY Estate Agents

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Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



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