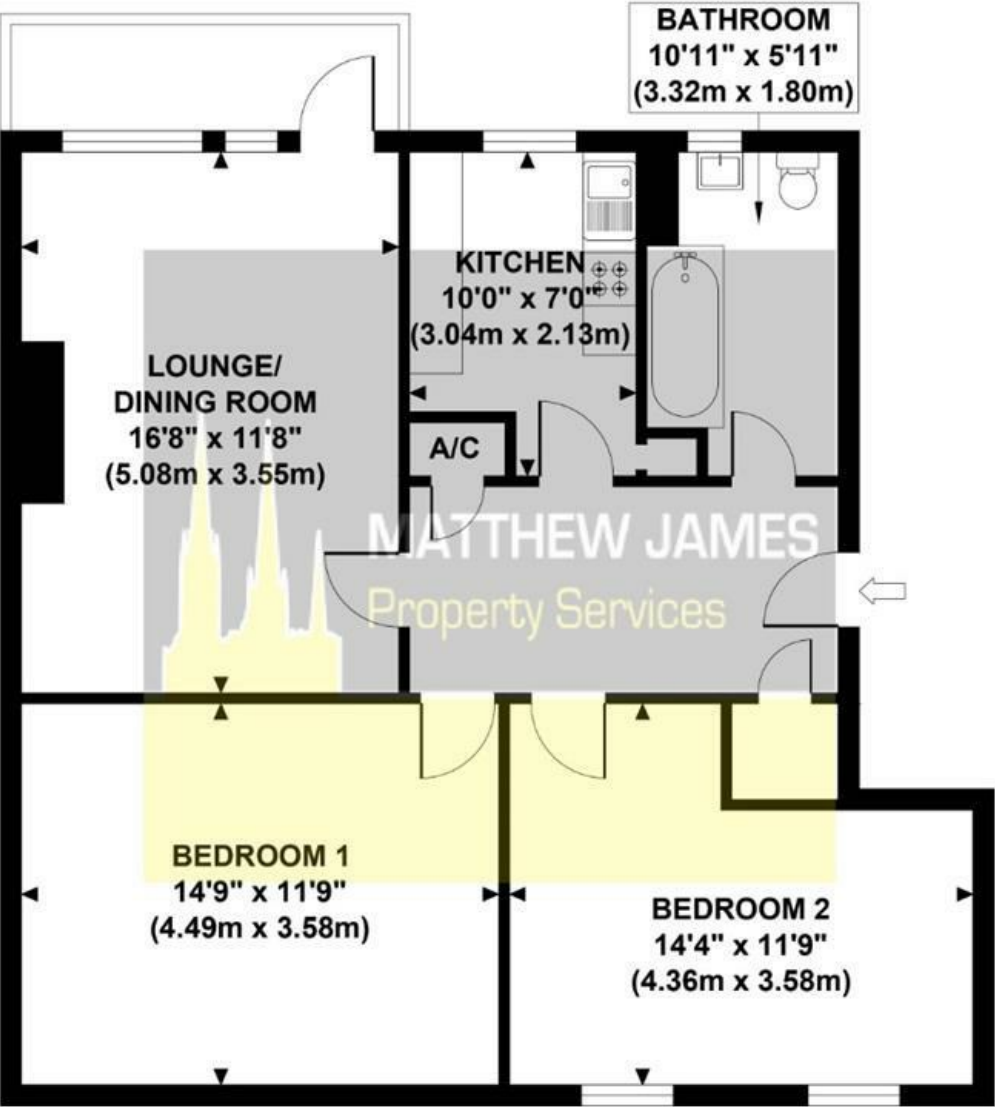


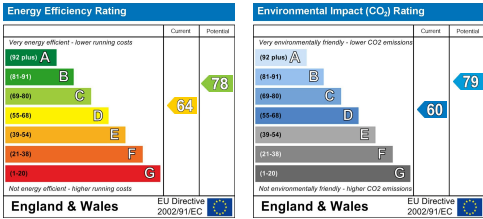
**THE BARLEY LEA**  
Approximate Gross Internal Area  
760 sq ft / 70.60 sq m



**GROSS INTERNAL  
FLOOR AREA 760 SQ FT**

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.  
GB PRO PHOTOS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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**MATTHEW JAMES**  
Property Services



**40 The Barley Lea**  
Stoke Aldermoor, Coventry CV3 1DS

TWO DOUBLE BEDROOMS... FULLY LET... CAN BE BOUGHT TENANTED OR VACANT... PERFECT INVESTMENT PROPERTY... FIRST FLOOR... ADD THIS TO YOUR PORTFOLIO?! This larger than average property needs to be viewed to appreciate what is being offered for sale. Briefly comprising of two double bedrooms, kitchen, lounge dining room, family bathroom with shower over bath, balcony, gas central heating, PVCu double glazing and garden area. Already tenanted and ready to go for the investment purchase if required as is let with long term tenants. Can be bought tenanted or vacant. Call us now to book your viewing!

**£99,950**



# 40 The Barley Lea

Stoke Aldermoor, Coventry CV3 1DS

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- **\*\*TWO DOUBLE BEDROOMS\*\***
  - **\*\*BASED ON THE FIRST FLOOR\*\***
  - **\*\*LIVING ROOM WITH BALCONY\*\***
  - **\*\*CURRENTLY LET ACHIEVING £550 PCM\*\***
- **\*\*FULLY LET\*\***
  - **\*\*PVCU DOUBLE GLAZED\*\***
  - **\*\*CLOSE TO ALL AMENITIES\*\***
- **\*\*CAN BE BOUGHT VACANT\*\***
  - **\*\*GAS CENTRAL HEATING\*\***
  - **\*\*GREAT INVESTMENT\*\***

## Communal Areas

### Entrance Hallway

**Bedroom Two**  
14'4 x 11'9 (4.37m x 3.58m)

**Bedroom One**  
14'9 x 11'9 (4.50m x 3.58m)

**Family Bathroom**  
10'11 x 5'11 (3.33m x 1.80m)

**Kitchen**  
10' x 7' (3.05m x 2.13m)

**Lounge Dining Room**  
16'8 x 11'8 (5.08m x 3.56m)

### Garden Area



## Directions

