



# MATTHEW JAMES

## Property Services



## 20 Malam Close, Coventry, CV4 9DQ

### Offers Over £90,000

**\*\* CASH BUYERS ONLY \*\*** TWO BEDROOMS... FIRST FLOOR... LOW LEASE OF 45 YEARS... REAR GARDEN... GARAGE EN-BLOC... ATTIC SPACE... VACANT... NO UPWARD CHAIN... PVCU DOUBLE GLAZING... ELECTRIC HEATING. Located on a quiet cul-de-sac, this charming first-floor maisonette presents an excellent opportunity for CASH BUYERS seeking a low-maintenance investment. With two well-proportioned bedrooms, this property would be perfect for those looking to add to their property portfolio. The recently modernised shower room adds a touch of contemporary elegance making it ideal for those less able. The maisonette also boasts a spacious living room, perfect for relaxation or entertaining guests and additionally, the property benefits from an attic space, providing ample storage or potential for further development (\*subject to the necessary permissions).

Outside, residents can enjoy a garden to the rear, a delightful space for outdoor activities or simply unwinding in the fresh air. A garage is also included, offering convenient parking and additional storage options.

Situated close to a variety of amenities, this property ensures that daily necessities are within easy reach, enhancing the appeal for both tenants and future buyers. With NO UPWARD and VACANT, this maisonette is ready for immediate occupation, making it a hassle-free choice for those looking to invest in a promising location.

In summary, this maisonette in Malam Close is a rare find, combining modern comforts with a prime location, making it an ideal investment opportunity. We have a key - call us now to book your viewing!



## Approach



Accessed via a paved pathway that leads to the front door having a step up and into the:

## Entrance Hallway



Having stairs up that lead to the first floor with PVCu double glazed window to the side elevation, access to a loft area (accessed via a drop down ladder with lighting and boarding across the whole area of the property), cupboard and doors that lead off to:

## Lounge Dining Room

14'2 x 11'1 (4.32m x 3.38m)



Having a PVCu double glazed window to the front elevation, fireplace with hearth, mantle and surround.

## Bedroom One

12'5 x 9'11 (3.78m x 3.02m)



Having a PVCu double glazed window to the rear elevation.

## Bedroom Two

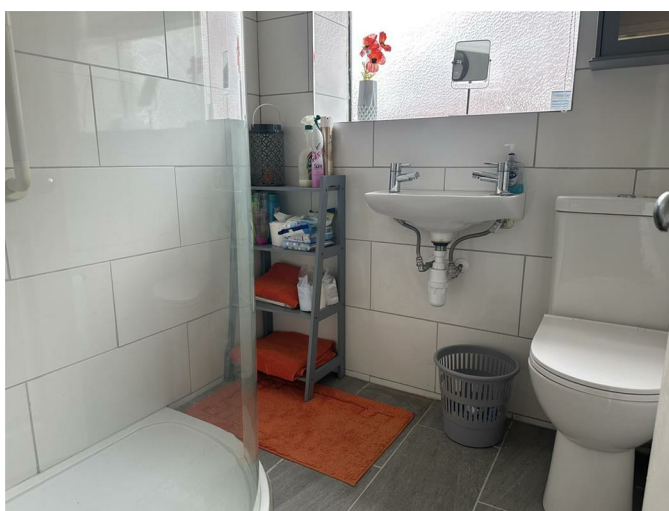
11'1 x 6'4 (3.38m x 1.93m)



Having a PVCu double glazed window to the front elevation with over stairs storage cupboard..

## Family Shower Room

6'7 x 6'7 (2.01m x 2.01m)



Being newly renovated and having a PVCu double obscure glazed window to the side elevation, walk-in shower enclosure with Triton T80z shower over, low level flush WC, wash hand basin and modern tiling to all splash prone areas.

## Kitchen

10'6 x 5'10 (3.20m x 1.78m)



Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, built-in cooker with electric hob over, space and plumbing for a washing machine, space for a larger fridge and tiling to all splash prone areas.

## Rear Garden



Accessed via a paved pathway and having fenced perimeter providing a private garden area.

## Garage



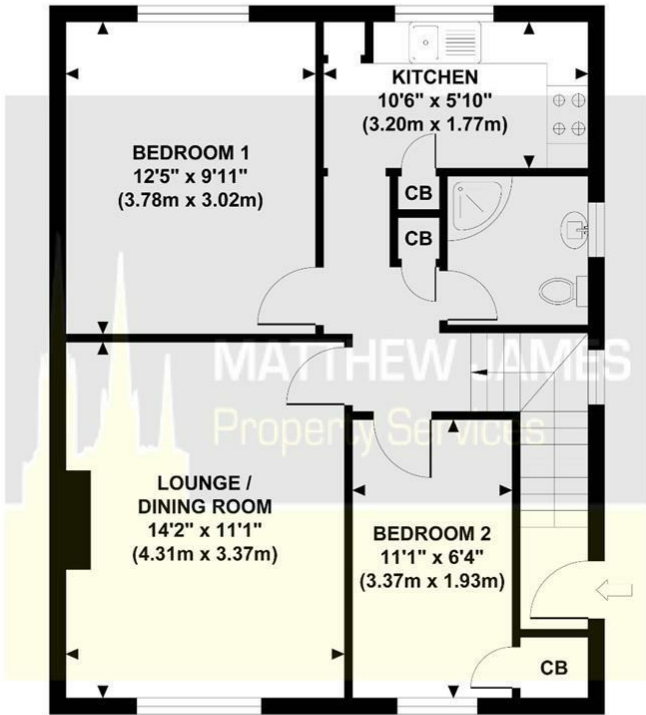
(Not Measured) Located en-bloc at the end of the cul-de-sac and on the end of a row of four. In need of some repairs and having an up and over door.



Floor Plan

20 MALAM CLOSE

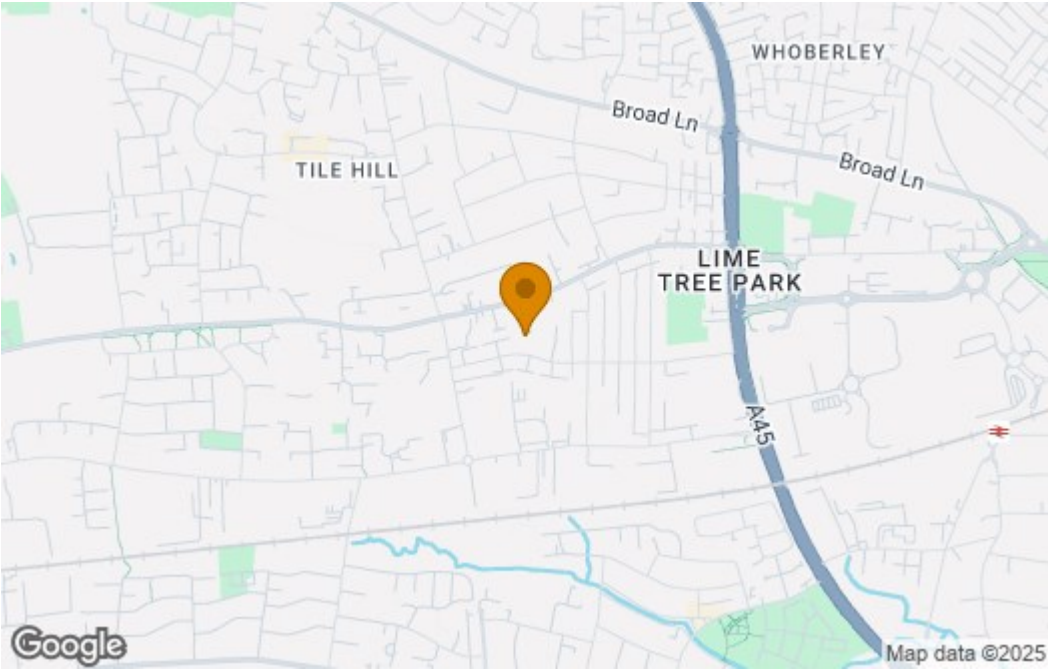
Approximate Gross Internal Area 558 sq ft / 51.80 sq m



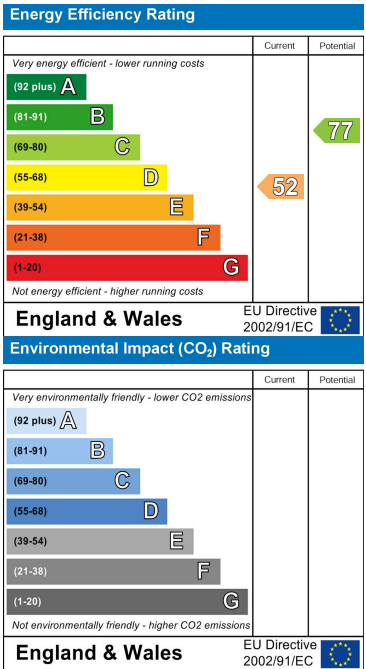
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 558 SQ FT

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

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY  
02477 170170

info@matthewjames.uk.com  
www.matthewjames.uk.com

Facebook  
Twitter