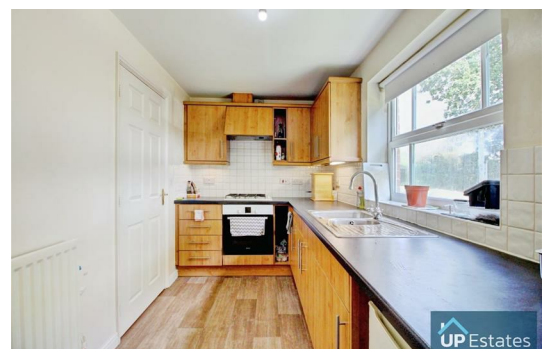




**2 Bedroom Apartment**  
**located on Beanfield Avenue,**  
**Coventry**  
**Offers Over £145,000**

**UP Estates**



**\*\* NO FORWARD CHAIN - TWO BEDROOM, TWO BATHROOM, SECURE GROUND FLOOR INTERCOM ACCESSED APARTMENT - ALLOCATED PARKING - ENSUITE & FAMILY BATHROOM - SPACIOUS LOUNGE DINER - 103 YEARS REMAINING ON LEASE - FINHAM PARK & STIVICHALL PRIMARY CATCHMENT! \*\***

Located in a popular and well-maintained development, this superb two-bedroom ground floor apartment offers the perfect blend of comfort, convenience, and security. Accessed via a secure intercom entry system, the property is ideal for first-time buyers, investors, or anyone looking to downsize without compromising on space or location.

The apartment features a bright and spacious lounge/diner, providing ample room for both relaxing and entertaining. The kitchen is well-appointed with plenty of storage and worktop space. There are two bedrooms, with bedroom one benefitting from its own private ensuite shower room, while the family bathroom serves the second bedroom and guests.

Additional benefits include gas central heating, double glazing, and allocated parking for one vehicle, along with well-kept communal grounds. With 103 years remaining on the lease, the property offers peace of mind for the long term.

Perfectly situated within the Finham Park School and Stivichall Primary School catchment areas, the apartment is also conveniently close to local amenities, public transport links, and major road networks including the A45 and A46 – making it an excellent base for commuting.

This is a rare opportunity to secure a spacious, low-maintenance home in a highly desirable area with no onward chain. Early viewing is highly recommended!

## Offers Over £145,000

- NO FORWARD CHAIN
- FANTASTIC FINHAM LOCATION
- TWO BEDROOMS, TWO BATHROOMS
- SPACIOUS LOUNGE DINER
- ALLOCATED PARKING
- COUNCIL TAX BAND B
- EPC RATED C
- CALL NOW TO VIEW!





## LOCATION

Pipers Court is conveniently placed in the catchment for the popular Finham Park School and Stivichall Primary. The property is also located close to local amenities such as shops and pubs, making this is a great accessible location.

Transport links via the A45 give easy access to the north and south, while rail links can be found at Canley or Coventry, both around 10 minutes away. Coventry City Centre is a short drive away with it's vast array of shops and restaurants.

## IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we



would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

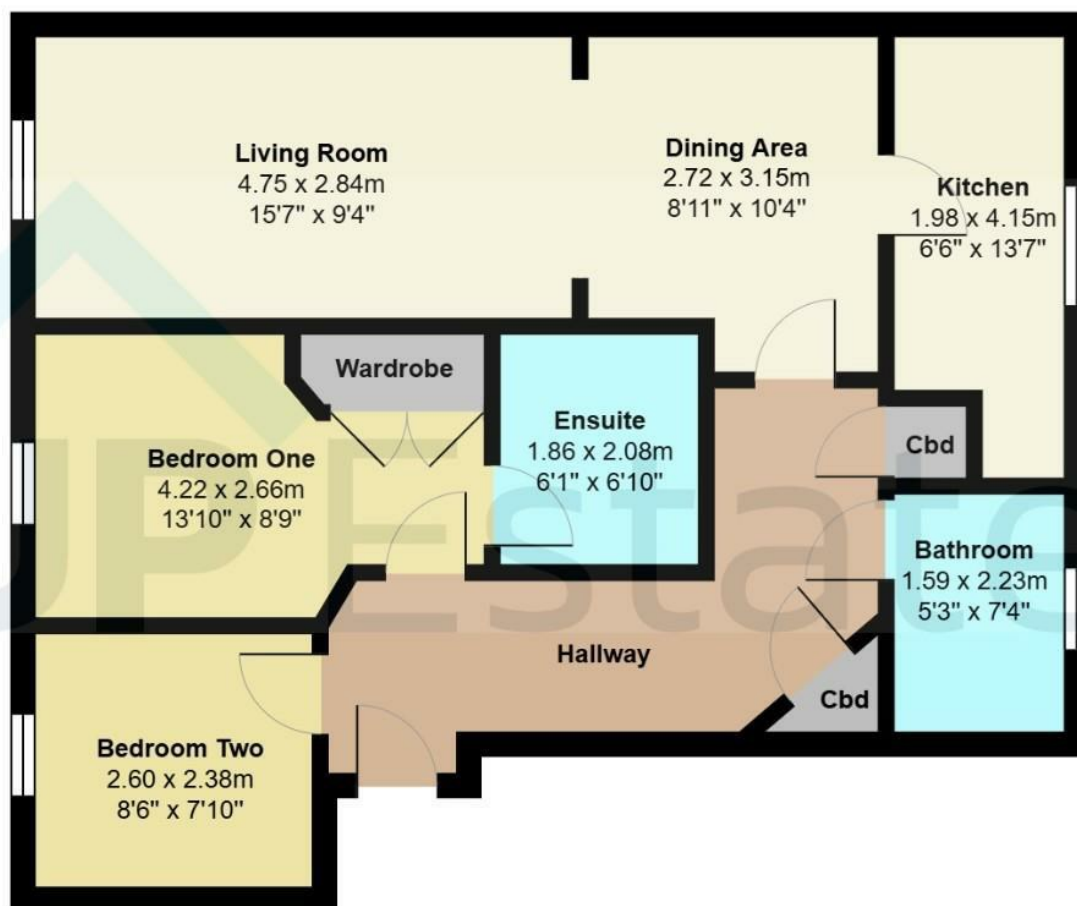
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Beanfield Avenue, Coventry





Total Area: 67.7 m<sup>2</sup> ... 729 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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