

Sunbury Road, Stone House Estate

Offers In The Region Of £122,500

elite property

Positioned within the established Stonehouse Estate area of Coventry, this two-bedroom first-floor maisonette offers well-proportioned accommodation and represents an appealing opportunity for first-time buyers, owner-occupiers and buy-to-let investors. The property is offered with vacant possession and no upward chain.

Accessed through its own private entrance, the accommodation comprises an entrance hall with stairs leading to the first floor, a spacious lounge with patio-style doors allowing plenty of natural light, a fitted kitchen, two bedrooms and a bathroom with a shower over the bath.

Further benefits include gas central heating, double glazing and a private rear garden.

The property also includes a garage held under a separate title, which will be included within the sale.

Sunbury Road is conveniently positioned for local shops, schools and everyday amenities, with access to Coventry city centre and the surrounding road network.

Tenure: Leasehold, with a 999-year lease granted in September 1955 and approximately 928 years remaining. The ground rent is a nominal 50p. We understand that there is no managing agent or formal service charge. The buyer's legal representative should verify the tenure, freehold ownership and arrangements for buildings insurance, maintenance and repairs.

- EPC Rating: C
- Two-Bedroom First-Floor Maisonette
- Vacant Possession & No Upward Chain
- Spacious Lounge With Balcony Access
- Fitted Kitchen
- Rear Garden
- Garage Included
- Leasehold - 928 Years Remaining
- Convenient Location
- Council Tax Band: A

elite property







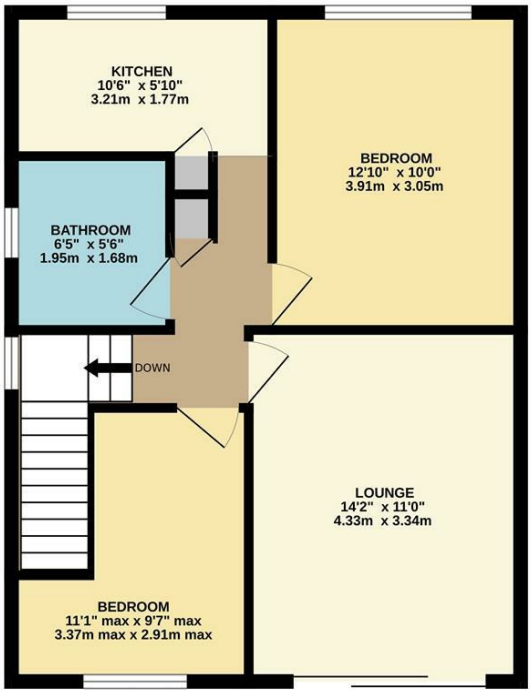








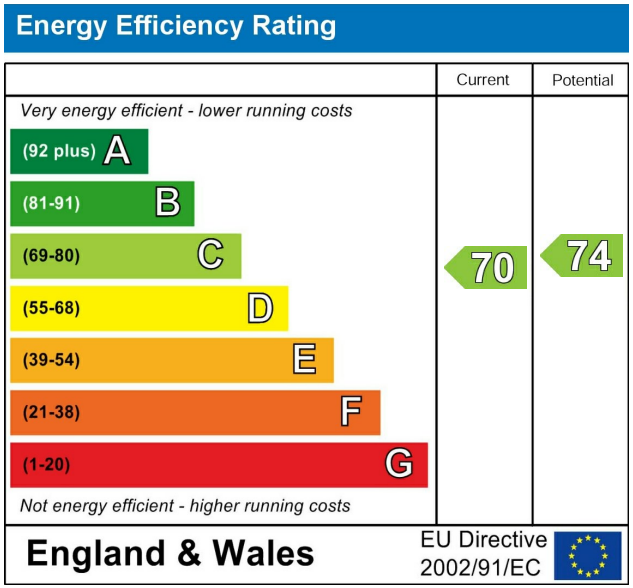
FIRST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



FIRST FLOOR MAISONETTE

TOTAL FLOOR AREA : 555 sq.ft. (51.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE NOTE: General Information

These particulars are provided for general guidance only and do not constitute part of an offer or contract. Whilst every reasonable effort has been made to ensure the information is accurate, prospective purchasers must satisfy themselves as to the property's condition, measurements, boundaries, tenure and all other material information before committing to a purchase.

We have been informed by the vendor that the tenure of the property is **Leasehold**. The tenure, lease details, ground rent, service charges, freehold ownership and any rights or responsibilities relating to the property must be verified by the purchaser's legal representative at the earliest opportunity. Any separately registered land or garage should also be verified through the relevant title documentation.

All measurements are approximate and provided for guidance only. Floor plans are illustrative, may not be drawn to scale and should not be relied upon for the placement of furniture or for any other purpose requiring precise measurements.

Fixtures, fittings, appliances, heating systems, services and installations referred to within these particulars have not been tested by the agent. No representation or guarantee is given regarding their condition, operation or safety. Purchasers should confirm through their legal representative which items are included within the sale.

Photographs are provided for marketing and illustrative purposes only. Images may have been professionally, digitally or AI-assisted enhanced to improve lighting, brightness, colour balance, clarity, perspective and overall presentation. Minor movable items may also have been removed or repositioned. No structural features, permanent fixtures or known defects have been intentionally digitally altered or concealed. Purchasers should inspect the property in person and must not rely solely upon the photographs.

All offers will be submitted to the vendor. In accordance with anti-money laundering requirements, prospective purchasers will be required to provide satisfactory proof of identity and address, together with evidence of their funding position and, where appropriate, the source of funds. An offer cannot be confirmed as fully proceedable until the relevant checks and supporting documents have been completed.

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