MATTHEW JAMES
Property Services









26 Malam Close, Coventry, CV4 9DQ
£140,000

GROUND FLOOR... PRIVATE FRONT GARDEN... LONG LEASE... GARAGE EN-BLOC... PERFECT FOR THE FIRST TIME BUYER OR INVESTMENTY PURCHASE... CLOSE TO LOCAL AMENITIES AND MAIN BUS ROUTES... CUL-DE-SAC LOCATION. A lovely ground floor maisonette offering generous accommodation throughout, this well-presented home is ideal for first-time buyers, downsizers or investors. The property benefits from a private front garden and access to a shared rear garden, providing excellent outdoor space as well as a garage in the nearby block - great for extra storage. The accommodation briefly comprises a welcoming entrance hallway, a spacious lounge, a fitted kitchen, two well-proportioned bedrooms, and a modern shower room.

The property is offered with an estimated 118 year lease, providing a substantial remaining lease term and making this an attractive opportunity for both owner-occupiers and investors. Perfectly positioned in a peaceful residential location, Malam Close is within easy reach of a wide range of local amenities, including Tile Hill Train Station, Sainsbury's Superstore, Cannon Park Shopping Centre, the University of Warwick, well-regarded schools, and excellent transport links to Coventry City Centre, the A45 and A46.
For those commuting further afield, the property also benefits from convenient local transport links to Birmingham, with Tile Hill Train Station providing rail connections towards Birmingham and surrounding areas, while the nearby A45 and wider road network offer easy access by car. This fantastic property offers comfortable living in a convenient location and must be viewed to be fully appreciated.

Call us now to book your immediate viewing!

Front Garden



Approach



Entrance Hallway

Bedroom Two
10'9 x 6'3 (3.28m x 1.91m)

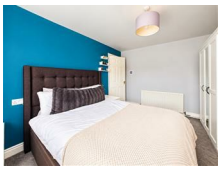




Living Room
10'8 x13'10 (3.25m x4.22m)



Bedroom One
12'3 x 9'10 (3.73m x 3.00m)







Kitchen
10'6 x6'0 (3.20m x1.83m)





Bathroom
5'10 x 5'5 (1.78m x 1.65m)

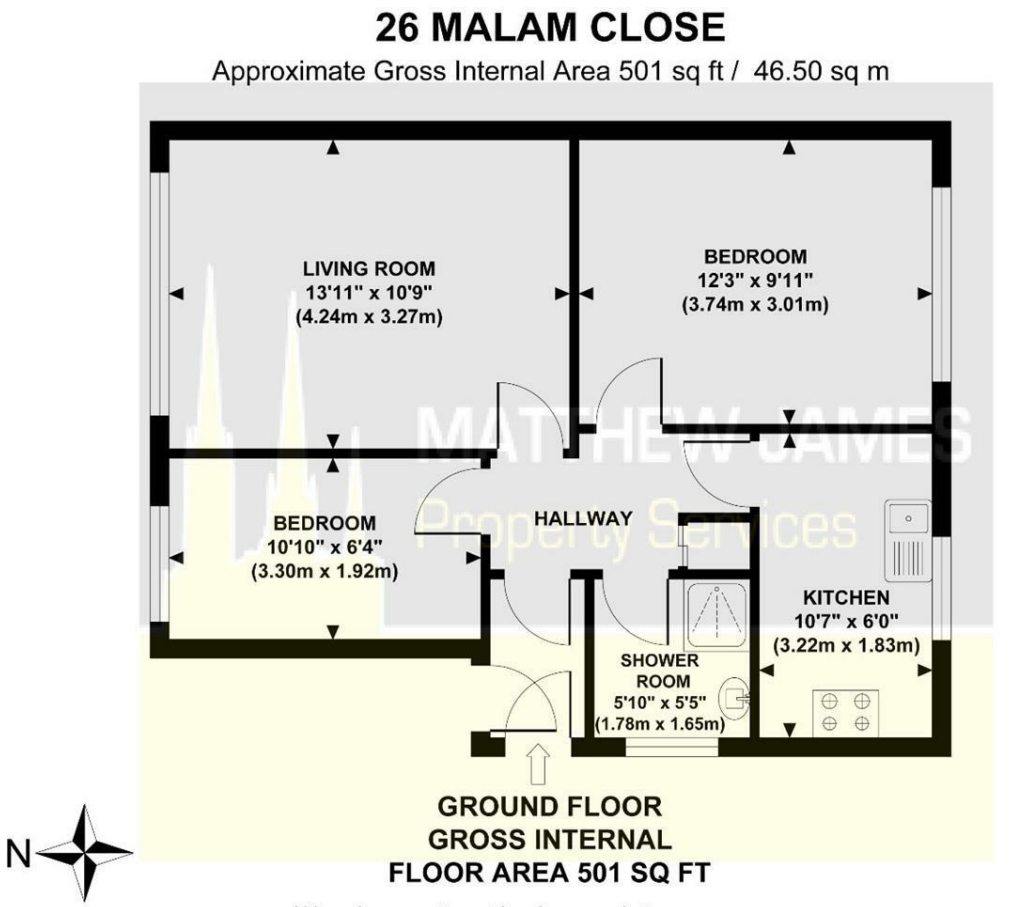


Garage En-Bloc

Shared Rear Garden

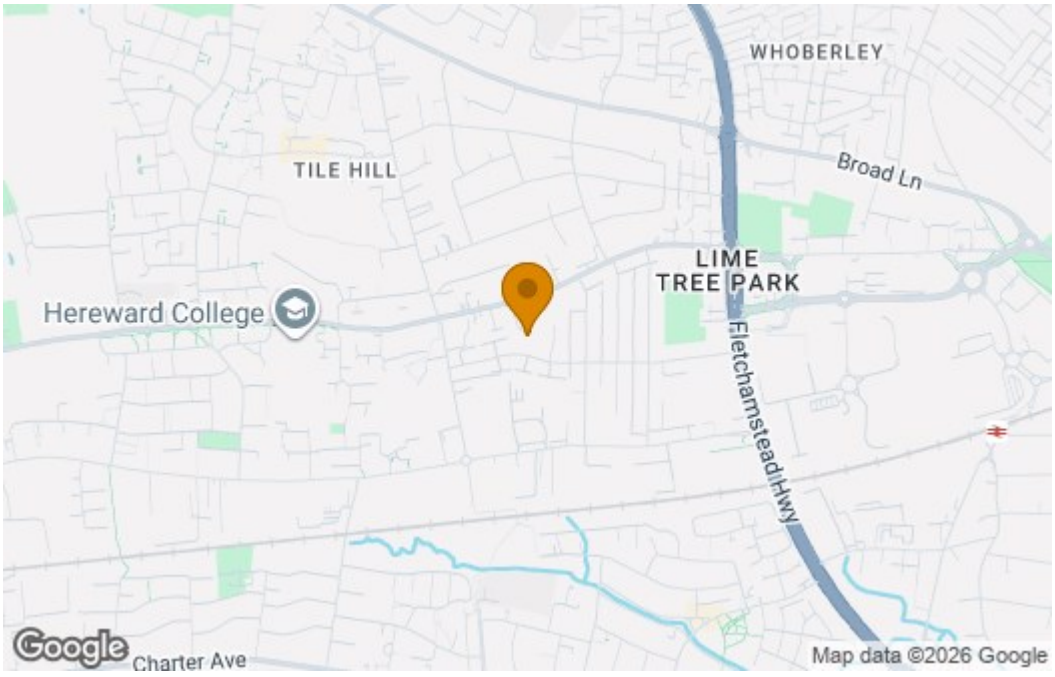

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Floor Plan

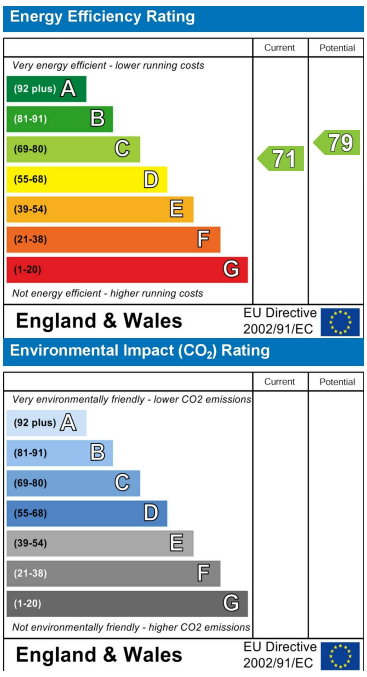


Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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

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