







Oakey Close Rowleys Green Coventry CV6 6JD

£125,000

Benburys
SALES AND LETTINGS

Situated in the popular residential area of Rowleys Green, this well-presented two-bedroom ground floor maisonette offers spacious and convenient living, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The accommodation briefly comprises of a porch, a spacious lounge, a fitted kitchen with ample storage and worktop space, two well-proportioned bedrooms, a modern family bathroom with shower over bath and separate toilet. The property benefits from double glazing and electric heating throughout.

Externally, the maisonette enjoys access to a private courtyard and communal outdoor space, with on-street parking available. Conveniently located close to local shops, schools, parks, transport links and the property provides easy access to Coventry City Centre, the Coventry Building Society Arena and major road networks including the M6 and A444.

Offering comfortable ground floor living in a sought-after location, this property represents an excellent opportunity for a range of buyers.

Front Aspect
Paved path leading to front door. Door to storage cupboard.

Entrance Hallway
White UPVC door, storage cupboards and space to hang coats, door leading into the lounge

Lounge
15'1" x 11'6" (4.62 x 3.51)
Two double glazed windows to front aspect, allowing lots of natural light. electric heater, laminate flooring

Kitchen
12'2" x 8'0" (3.71 x 2.44)
UPVC double glazed windows to front and side aspect. A range of wall and base level units with work top surfaces, inset one and a half sink with drainer and mixer tap over. Tiled splash back areas. Space and plumbing for washing machine. Space for fridge/freezer.

Bedroom One
12'0" x 10'2" (3.66 x 3.12)
UPVC double glazed window to rear aspect, laminate flooring. Electric panel heater.

Bedroom Two
14'4" x 8'8" (4.39 x 2.66)
UPVC double glazed window to rear aspect, laminate flooring, electric storage heater

Bathroom
UPVC double glazed obscure window to rear aspect. Fully tiled walls and floor, bath with mixer shower on the taps and a wash hand basin

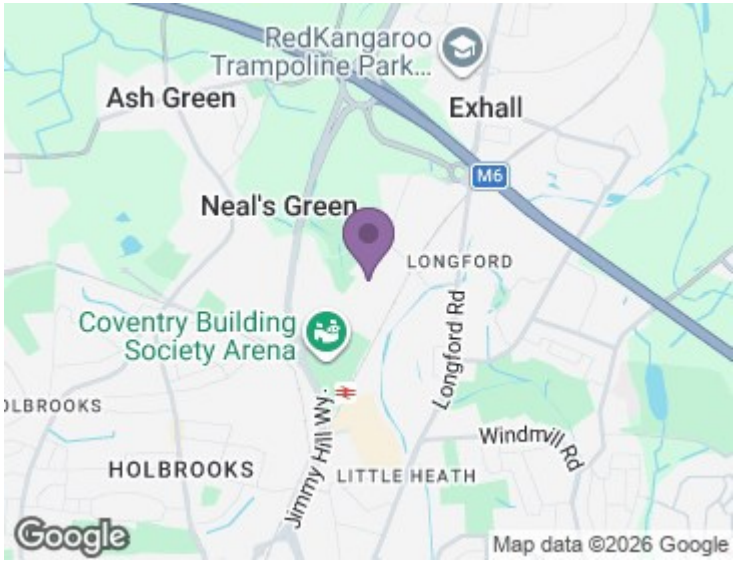
WC
Upvc obscure double glazed window to side aspect. Part tiled walls, low level w.c

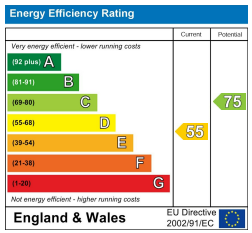
Agency Notes
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Tenure-Leasehold
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

Ground Floor







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