



x3



x2



x1

Colebrook Close, Walsgrave
Asking Price £245,000



elite
property

Deceptively spacious and larger than it first appears, this three-bedroom end-of-terrace home offers well-proportioned accommodation, making it an appealing purchase for both investors and owner-occupiers.

The ground floor comprises an entrance hallway with useful storage, a guest W.C., a generous kitchen/diner and an impressive separate lounge with access to the enclosed rear garden. Upstairs are three bedrooms, further storage and a family bathroom with a shower over the bath. The property also benefits from gas central heating and double glazing.

Colebrook Close is a peaceful residential setting just off Clifford Bridge Road, well positioned for University Hospital Coventry and Warwickshire, local amenities and routes into Coventry and the surrounding area. Resident parking is available at the bottom of the hill.

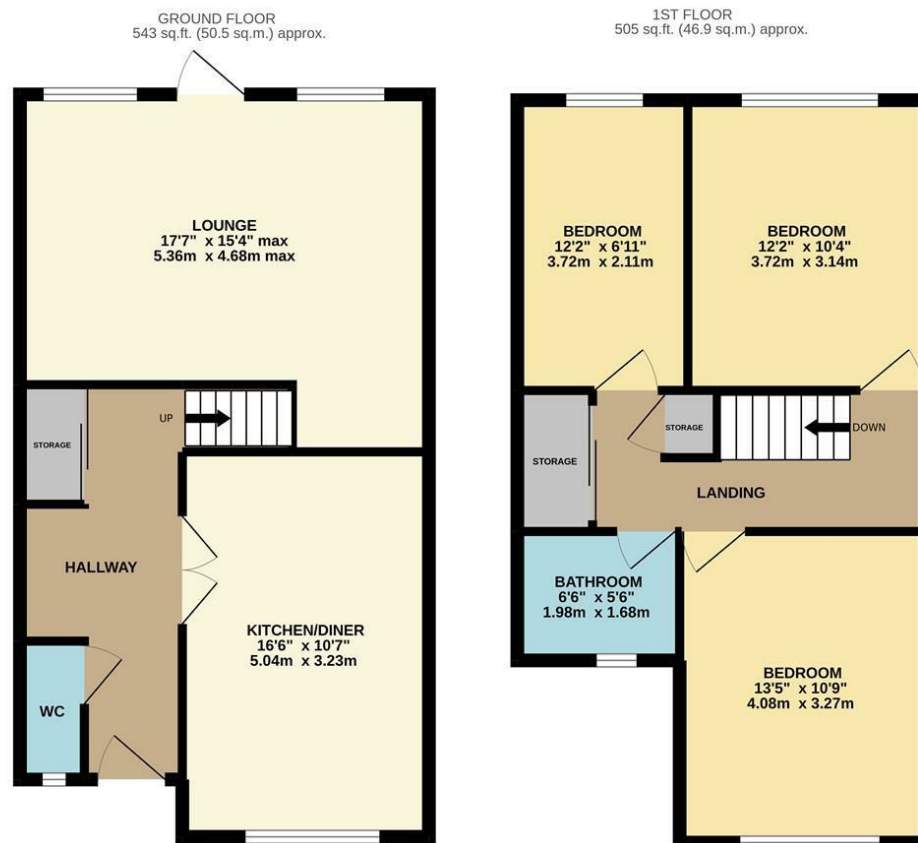
The property is currently occupied by tenants paying £900 per calendar month, providing an annual rental income of £10,800. It may be purchased with the tenants in situ or with vacant possession, subject to the tenancy terms and the correct legal notices being served.

The property is sold freehold, with a service charge of approximately £28 per month for maintenance of the communal garden areas.

- EPC Rating: C
- Deceptively Spacious End-Terrace Home
- Three Well-Proportioned Bedrooms
- Generous Separate Lounge
- Spacious Kitchen/Diner
- Ground Floor W.C. & First Floor Bathroom
- Enclosed Rear Garden
- Ideal Investment or Family Home
- Convenient for University Hospital Coventry & Local Amenities
- Council Tax Band: B





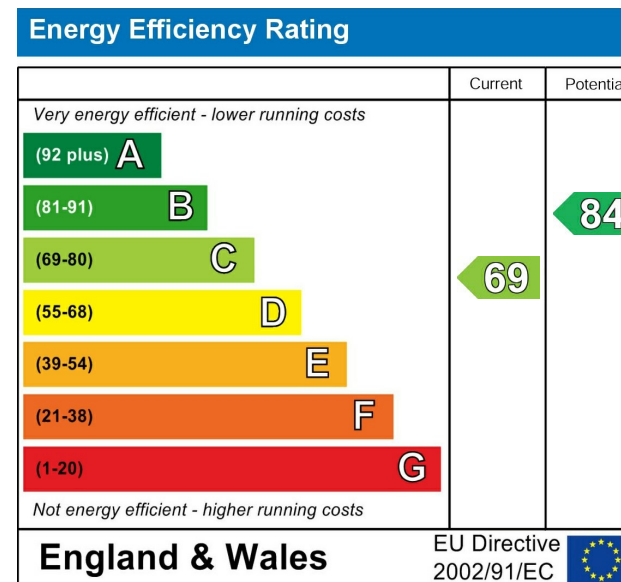


END-TERRACE HOUSE

TOTAL FLOOR AREA : 1048 sq.ft. (97.4 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 property particulars are provided for general guidance only and do not constitute part of an offer or contract. While every reasonable effort has been made to ensure the information is accurate, prospective purchasers should satisfy themselves as to the property's condition, suitability and included features before entering into any commitment.

We have been informed by the vendor that the property is Freehold. Details concerning the tenure, service charge, occupancy, tenancy and any other legal matters should be verified by the purchaser's solicitor at the earliest opportunity.

All measurements, floor areas and distances are approximate and provided for guidance only. Fixtures, fittings, services and appliances referred to within these particulars have not been tested by the agent, and no guarantee can be given regarding their condition or working order. Prospective purchasers should confirm which items are included in the sale.

Photographs are provided for illustrative and marketing purposes. Images may have been professionally, digitally or AI-assisted edited to improve lighting, brightness, clarity, alignment and overall presentation. Minor removable belongings, cleaning products, loose materials, garden debris and vegetation may have been digitally removed or tidied. No structural features, permanent fixtures or known defects have been intentionally altered or concealed. Purchasers should inspect the property in person and must not rely solely upon the photographs.

Floorplans, aerial images and any boundary markings are illustrative only, are not to scale and must not be treated as a legal representation of the property or its boundaries. Parking arrangements, access rights and all other property-related information should be independently verified before purchase.

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