



Swan Lane Coventry CV2 4GB

Cash Buyers £125,000



Swan Lane

Stoke Coventry

- Two Bedrooms
- Living Room
- Dining Room
- Bathroom
- Garden
- Tenure Freehold
- EPC D (59)

CASH BUYERS ONLY. This is a great renovation project situated within easy reach of the local shops and amenities as well as easy access to the City Centre.

The Accommodation features: living room, dining room, kitchen, bathroom, two double bedrooms, enclosed garden to the rear.



On the ground floor

Lounge

Door to front, double glazed window to front, radiator.

Dining Room

Double glazed window to rear, fireplace, radiator, stairs to first floor, door to kitchen.

Kitchen

Double glazed window to side, range of wall and base unit cupboards and drawers, one and quarter bowl stainless steel sink and drainer, integrated four ring gas hob and electric oven, double glazed door to garden.

Bathroom

Opaque double glazed window to side, panelled bath with shower, low level WC, wash hand basin, radiator.

On the first floor

Bedroom 1

Double glazed window, radiator.

Bedroom 2

Double glazed window, radiator.

Garden

Well stocked garden, lawn and flower beds with flowers plants, bushes and trees.



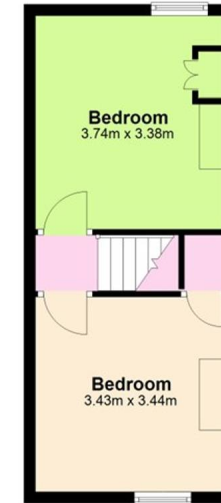
Ground Floor
Approx. 39.0 sq. metres



Total area: approx. 67.4 sq. metres

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

First Floor
Approx. 28.4 sq. metres



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Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Please ask the Agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you

Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. 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.

Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.



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