

Connells

Maureen Close
Coventry

Maureen Close
Coventry CV4 9TY

for sale
£190,000







Property Description

Situated in a sought-after residential cul-de-sac in the popular CV4 area of Coventry, this three-bedroom mid-terraced family home offers spacious and versatile accommodation, ideal for first-time buyers, growing families and investors alike. requires decoration and refurbishment.

The ground floor comprises a welcoming entrance hallway, a bright and spacious lounge and kitchen. The layout provides a practical and comfortable living environment with direct access to the rear garden.

To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a contemporary suite. The property benefits from double glazing and gas central heating throughout.

Externally, the home enjoys a driveway providing off-road parking to the front, while the enclosed rear garden offers a private outdoor space, ideal for entertaining, relaxing or family activities.

Conveniently located close to local shops, schools and amenities, the property also offers excellent transport links to Coventry City Centre, the University of Warwick, Tile Hill Train Station and major road networks including the A45 and A46. An excellent opportunity to acquire a property in a desirable location and viewing is highly recommended.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor and understairs cloaks cupboard.

Guest Cloakroom

Low level WC, wash hand basin and obscure glazed window to the front.

Living room

Window to the front and rear with radiators beneath, door through to:

Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, space and plumbing for automatic washing machine, space for undercounter fridge/freezer and space for freestanding oven, window and door to the rear overlooking and leading to garden.

First Floor Landing

Staircase rising from the hallway.

Bedroom One

Window to the front and radiator.

Bedroom Two

Window to the rear and radiator.

Bedroom Three

Window to the rear and radiator.

Family Bathroom

Fitted with a suite comprising of low level WC, wash hand basin, corner bath with shower over and shower screen and obscure glazed window to the front.

Outside

Front Of Property

To the front of the property there is a lawned garden with path leading to front door and parking space.

Rear Garden

Enclosed rear garden laid mainly to lawn with small patio area and gated rear access.

Buyer Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note

We may not have all material information relating to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

The monthly service charge of £26.30 pcm is applicable to the property as a guide only and is subject to confirmation and possible annual increase. Please enquire with the branch at time of interest where they would be happy to check.

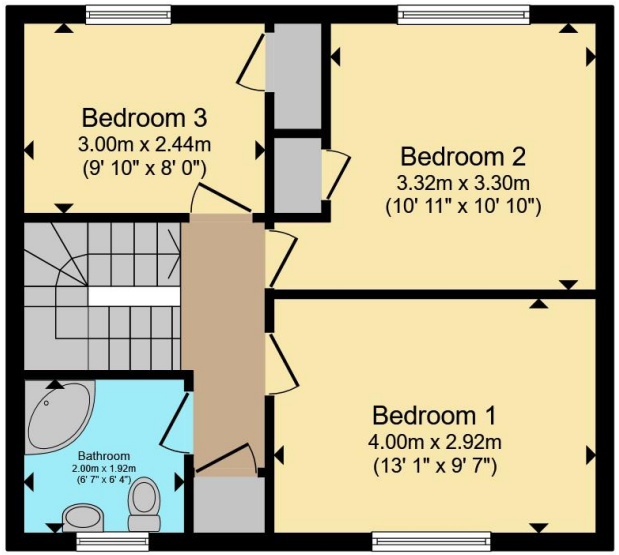
We have not tested any apparatus, equipment, fixtures, fittings, or connection of utility services. Any checks to working condition and suitability will be at the buyers own cost.







Ground Floor



First Floor





Total floor area 85.8 m² (924 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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38 New Union Street
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EPC Rating: C

Council Tax Band: B

view this property online connells.co.uk/Property/COV324511

Tenure: Freehold

The Property Ombudsman

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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. 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.