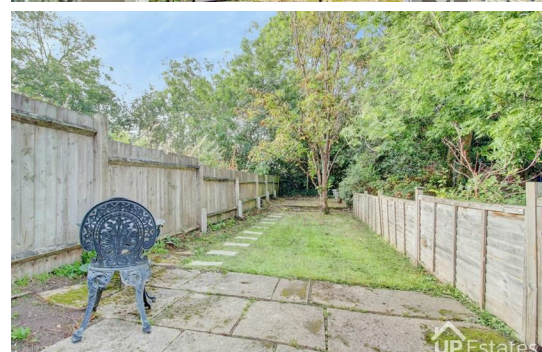
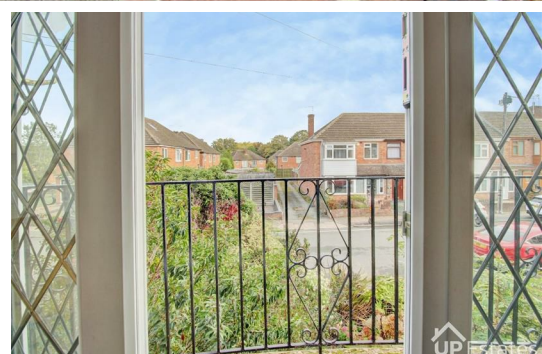




2 Bedroom Maisonette
located on Sedgemoor Road,
Coventry
Offers Over £125,000

UP Estates



Offers Over £125,000

- NO FORWARD CHAIN
- TWO BEDROOM MAISONETTE
- PRIVATE SOUTH FACING GARDEN
- NO SERVICE CHARGES/GROUND RENT
- COUNCIL TAX BAND A
- EPC RATED C
- OPTIONAL FURNISHINGS
- WELL PRESENTED THROUGHOUT
- 123 YEARS REMAINING ON LEASE
- SURROUNDED BY AMENITIES/TRANSPORT LINKS

NO FORWARD CHAIN - SOUTH FACING PRIVATE GARDEN - TWO BEDROOM MAISONETTE - PRIVATE BALCONY - NO SERVICE CHARGES OR GROUND RENT - GARAGE EN BLOC - COUNCIL TAX BAND A - OPTIONAL FURNISHINGS INCLUDED

A beautifully presented two-bedroom maisonette, offered to the market with no forward chain and benefiting from a private south-facing garden, balcony, garage en bloc and no service charges or ground rent!

The accommodation briefly comprises an entrance hall with stairs rising to the first-floor accommodation, leading to the landing with access to the lounge diner, featuring double doors opening onto a private balcony. There is also a modern fitted kitchen with integrated hob, oven, extractor and inset sink, together with space for and the option to include further appliances.

There are two well-proportioned bedrooms, both benefiting from integrated storage, alongside a contemporary family bathroom.

Externally, the property further benefits from a private gated south-facing garden and a garage en bloc (garage is in need of maintenance)

An additional benefit is the opportunity for the property to be sold with optional furnishings included throughout, subject to agreement.

With its excellent presentation, private outdoor space, balcony, garage en bloc and no service charges or ground rent, and long lease of 123 years remaining, this is an appealing opportunity for a first-time buyer, downsizer or investor! Call immediately to secure a viewing.



LOCATION

Sedgemoor Road is conveniently located near to a wide range of amenities including; Asda Supermarket, Jaguar Landrover, The Airport Retail Park, local convenience shops and takeaways.

A short distance away you will also find the David Lloyd Health & Racquets Club which offers indoor Tennis, Squash, Badminton, Swimming, Gym, Pool & Spa as well as Beauty Treatments.



There is very close access onto the A46 Trunk Road leading to the M40, Kenilworth, Leamington Spa, Warwick, & Stratford Upon Avon. Whilst Coventry City Centre is only 10-15 minutes drive and easily accessible using public transport.

IMPORTANT NOTE TO PURCHASERS



Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Sedgemoor Road, Coventry





Total Area: 58.9 m² ... 634 ft² (excluding balcony, garage en bloc)

All measurements are approximate and for display purposes only

CONTACT

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