



49 The Moorings, Coventry, CV1 4LR  
£350,000

cartwright  
hands

# 49 The Moorings

Coventry, CV1 4LR

- 3/4 Bedroom Townhouse
- Lounge
- Dining Room/Bed 4
- Fitted Kitchen
- Bathroom
- Two En-Suites
- Garden
- Balcony
- Freehold
- EPC 82 (C) Council Tax Band C

*This beautifully presented townhouse is set in a highly sought after canalside location, offering open views over the canal and park, ideal for scenic walks and a quieter lifestyle, while remaining within easy reach of the city centre.*

*Arranged over three floors, the property offers a highly flexible layout and can be used as either a generous three bedroom home or a four bedroom property, with the separate dining room easily functioning as an additional bedroom, home office or guest room. A layout successfully adopted by neighbouring properties and particularly appealing to family buyers and landlords alike.*

*Externally, the property benefits from a private enclosed rear garden, as well as gated off-road parking to the side.*

*The estate is professionally managed by Residential Management Group, with a modest service charge of £159 for 2025.*



## **Accommodation comprises**

On the Ground Floor

### **Entrance Hall**

Door to side, doors to bedroom 1 & 2 and bathroom, stairs to first floor.

### **Bedroom One**

Double glazed window to rear over looking the rear garden, radiator, door to en-suite shower room.

### **En-Suite Shower Room**

Shower cubicle with mains shower, low level WC, wash hand basin, shaver point, extractor fan.

### **Bedroom Two**

Double glazed window to front, built in wardrobe, radiator.

### **Bathroom**

Panelled bath with mixer shower, low level WC, wash hand basin, radiator.

### **On the First Floor**

Stairs to the

### **Landing**

### **Living Room**

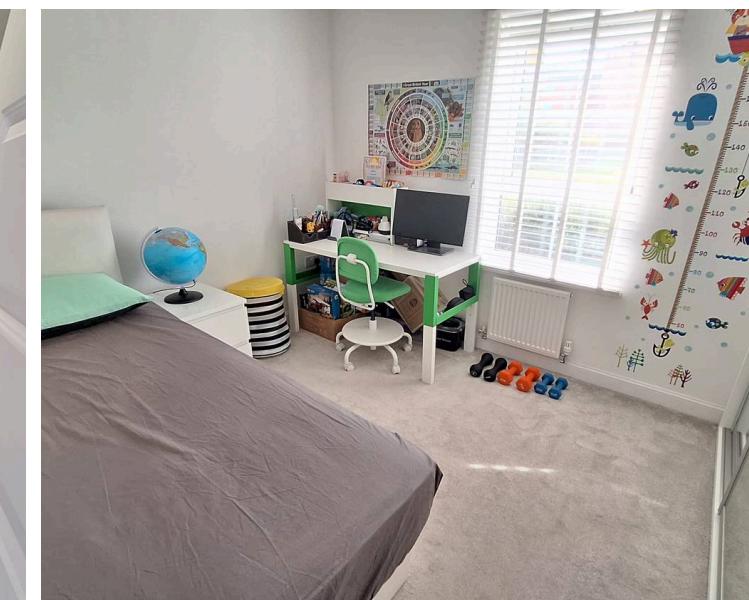
Double glazed windows to front & side over looking the canal, TV point, radiator.

### **Dining Room**

Double glazed windows to front and rear, over looking the canal and the rear garden, radiator.

### **Kitchen/Diner**

Double glazed window to rear, range of wall and base unit cupboards and drawers, one and quarter bowl sink and drainer, integrated electric oven with four ring gas hob and cooker hood, cupboard housing wall mounted gas central heating boiler, integrated fridge/freezer, integrated washing machine.



## On the Second Floor

### Landing

Doors to bedroom three and shower room, double doors to roof terrace/balcony, air condition unit.

### Bedroom Three

Double glazed window to rear, built in wardrobes, radiator, door to en-suite shower room.

### En-Suite Shower Room

Opaque double glazed window to front, Shower cubicle with mains shower, low level WC, wash hand basin, shave point, heated towel rail.

### Roof Terrace

Double doors to roof terrace/balcony seating area with beautiful views over the Canal and the green space alongside the canal and footpaths.

### Garden

Patio seating area leads to lawn area with trees, plants and bushes, enclosed by timber fence boundary.

### Parking

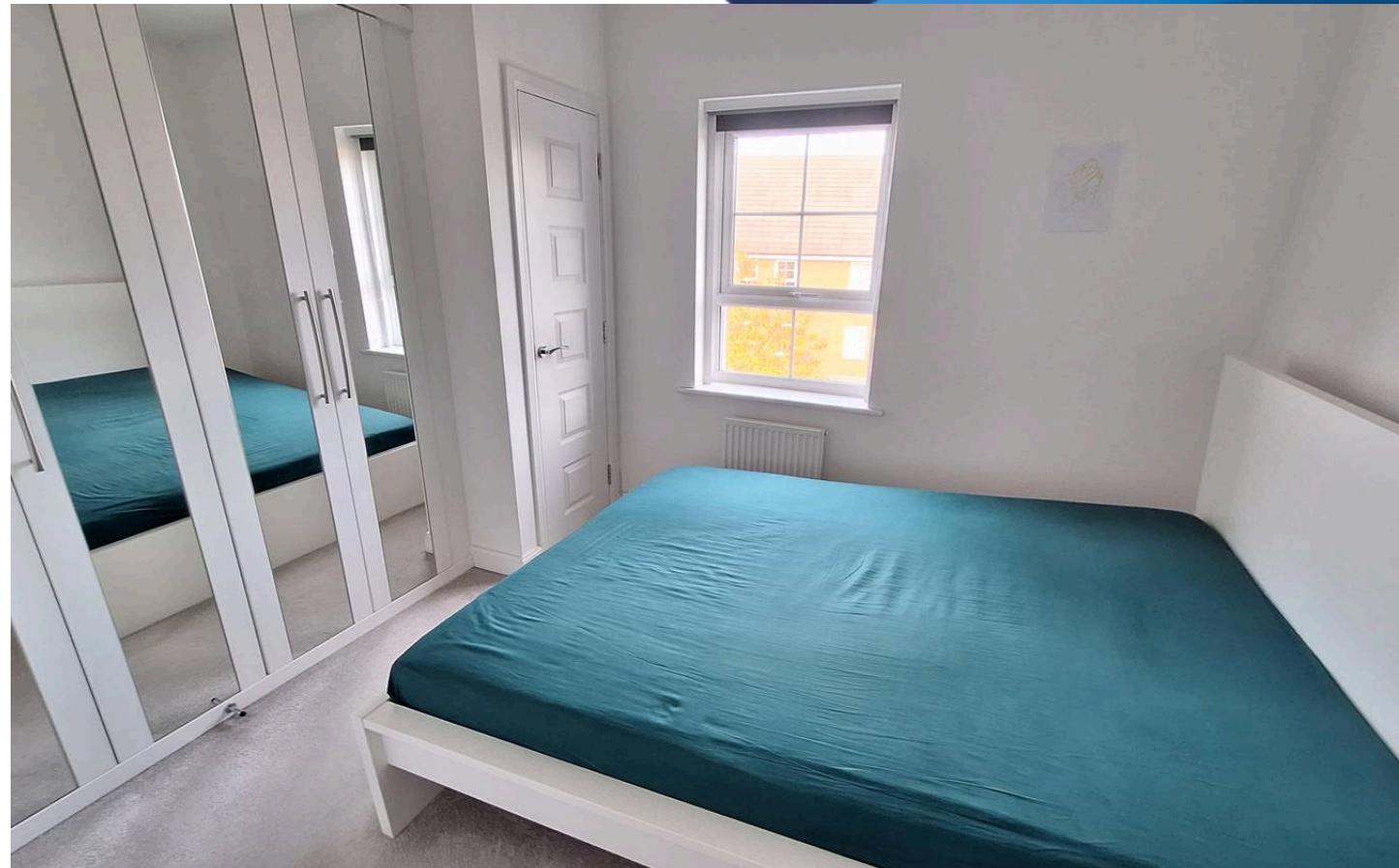
There is off road parking to the side of the property accessed via gates to the front.

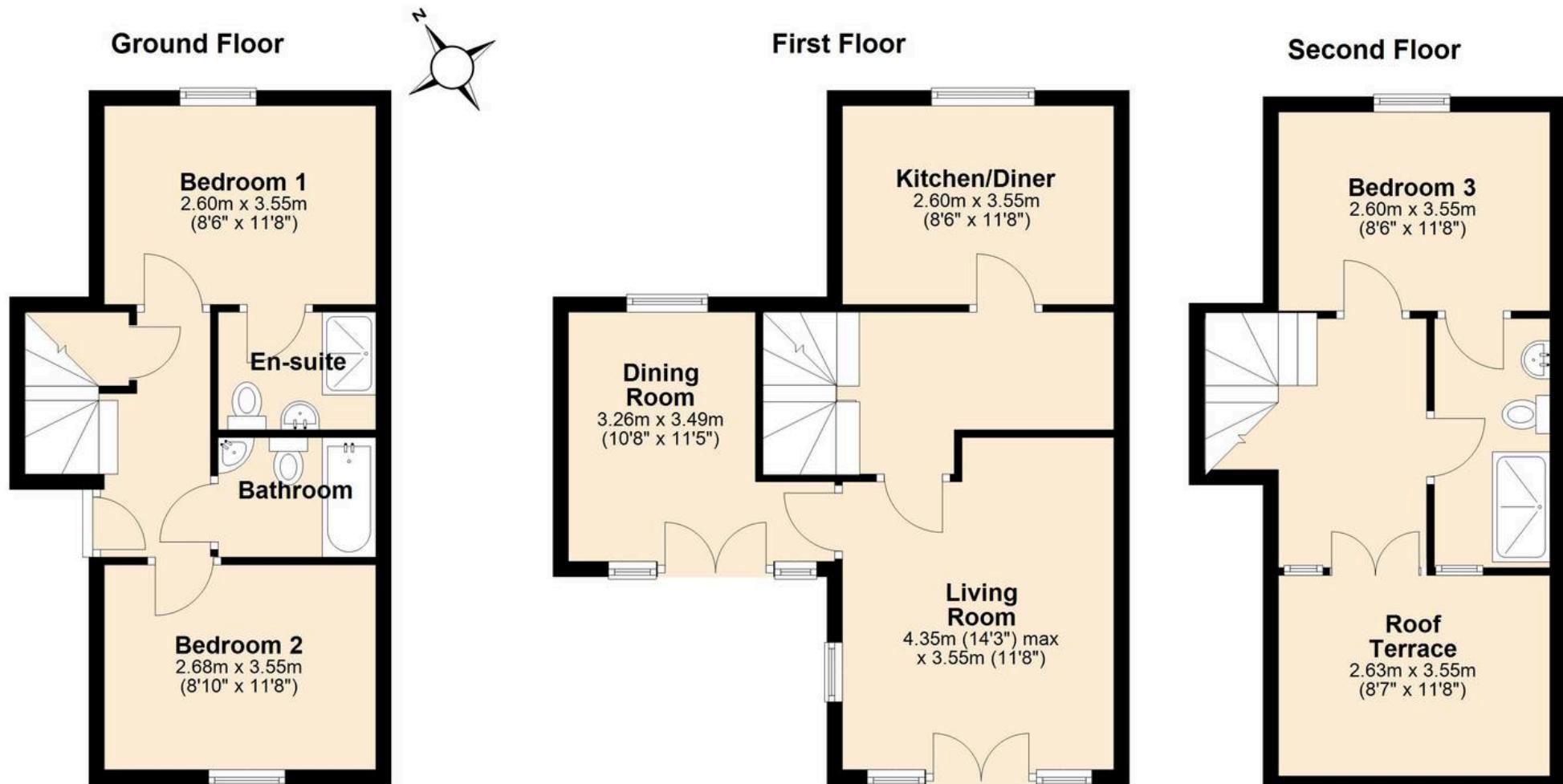
### Tenure

The property is Freehold. The Estate is looked after by the Residential Management Group. The invoice for year 2025 was £159. (cost for 2026 must be checked with solicitors)

### Services

We believe all mains services are connected to the property (not tested).





This Plan is for illustration purposes only.  
Plan produced using PlanUp.

### **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. Ask 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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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.