



# MATTHEW JAMES

Property Services



## 219 Robin Hood Road, Coventry, CV3 3AN

£95,000

GROUND FLOOR... LONG LEASE... VACANT WITH NO UPWARD CHAIN... MODERN THROUGHOUT... CLOSE TO ALL LOCAL AMENITIES... PERFECT FOR THE FIRST TIME BUYER... LOOKING FOR YOUR NEXT INVESTMENT PROPERTY? Welcome to this charming ground floor flat located on Robin Hood Road in the vibrant area of Willenhall, Coventry. This delightful property would be perfect for first-time buyers or those looking for their next investment property.

Once passed the spacious entrance hallway you will find a well-proportioned lounge dining room with French doors leading to the garden area. The flat boasts a gloss kitchen, recently updated to meet the needs of modern living, making it an ideal space for those who enjoy cooking and dining at home.

The property features one spacious bedroom with fitted wardrobes, providing a peaceful retreat at the end of the day. The bathroom is also well-appointed, ensuring convenience and comfort for its occupants. With gas central heating throughout, you can enjoy a warm and cosy atmosphere during the colder months. One of the standout features of this flat is that it is VACANT and comes with NO UPWARD CHAIN, allowing for a smooth purchase process. Additionally, the property benefits from a long lease, providing peace of mind for future living.

Situated close to all local amenities, you will find shops, church and transport links within easy reach, making this flat not only a lovely home but also a practical choice for everyday living.

## Communal Areas / Grounds



Accessed via the security door and this property can be found on the ground floor. Through the front door leads into the:

### Entrance Hallway

Having security intercom and doors leading off to:

### Walk-In Storage Cupboard

6'9 x 4 (2.06m x 1.22m)

### Lounge Dining Room

14'11 x 12'6 (4.55m x 3.81m)



### Double Bedroom

12'6 x 10'10 (3.81m x 3.30m)

### Bathroom

7'11 x 4'9 (2.41m x 1.45m)



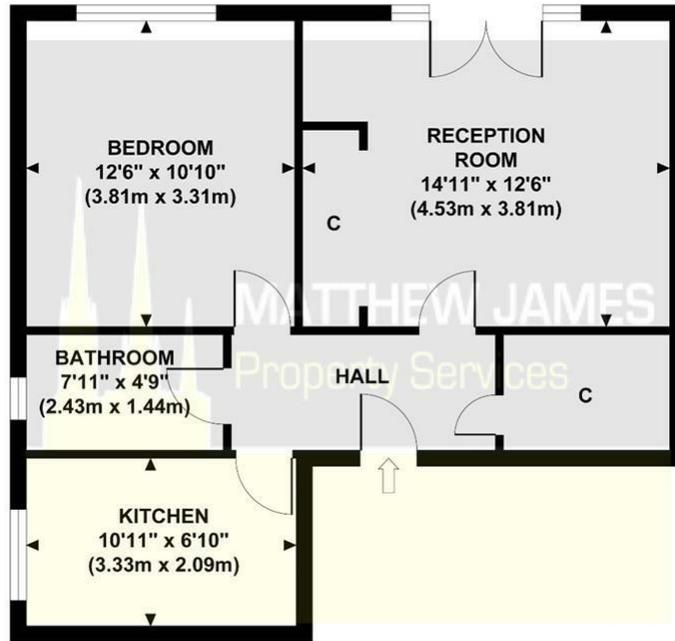
### Kitchen

10'11 x 6'10 (3.33m x 2.08m)



# Floor Plan

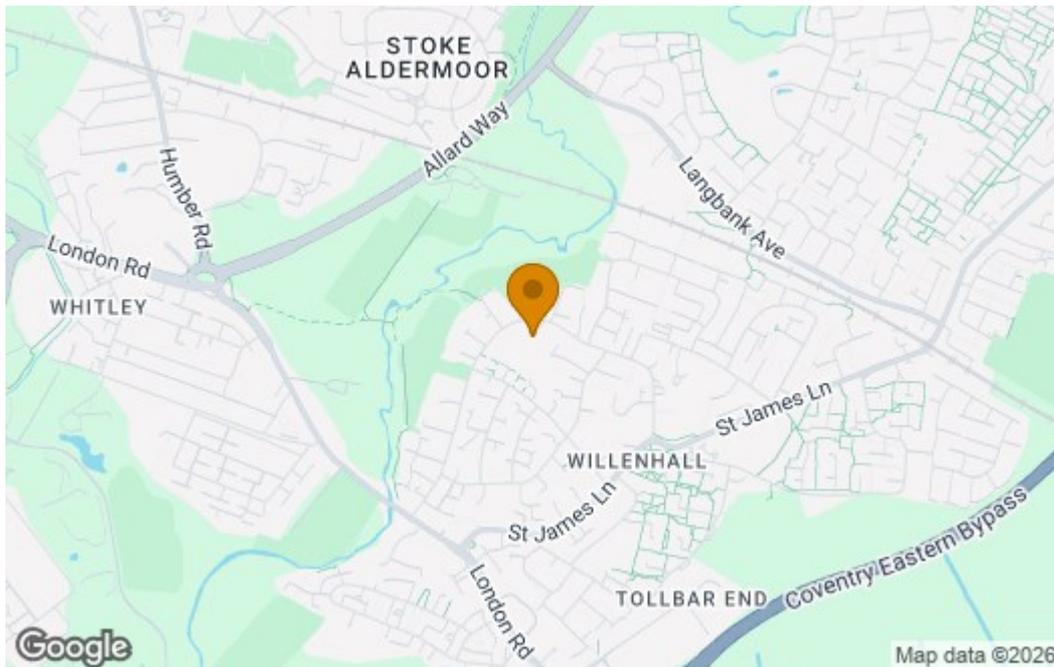
**ROBIN HOOD ROAD**  
 Approximate Gross Internal Area  
 545 sq ft / 50.6 sq m



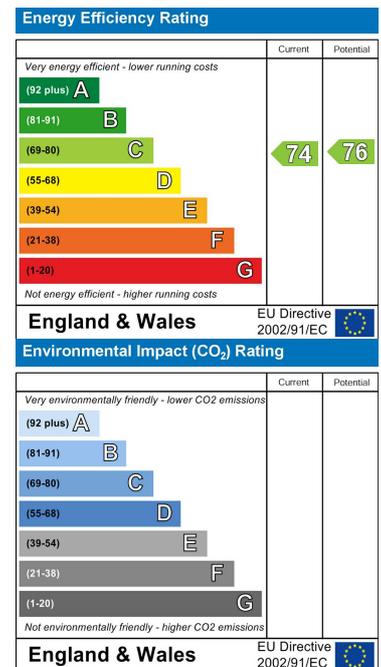
GROSS INTERNAL FLOOR AREA 545 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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