



2 Bedroom Maisonette
located on Linnet Close, Coventry
£130,000

UP Estates



**** NO CHAIN - PRIVATE GATED GARDEN - TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE - GARAGE EN BLOC - TUCKED AWAY IN QUIET CUL DE SAC **** Situated in a peaceful cul-de-sac location in Willenhall, this deceptively spacious first-floor maisonette offers excellent access to the M6 motorway and Jaguar Land Rover, making it an ideal purchase for first-time buyers, young families, or investors alike.

The well-presented accommodation briefly comprises an entrance porch with stairs leading to the first-floor hallway, a generous lounge/dining room, a contemporary fitted kitchen, two well-proportioned bedrooms, a modern family bathroom, and useful loft space providing additional storage.

Externally, the property benefits from a private garden accessed via a secure coded gate, as well as a garage located within a nearby block.

Offering comfortable living space in a convenient location, this property must be viewed to be fully appreciated.

We have been advised by the owner that there is an annual ground rent charge of £100, no service charge and 93 years remaining on the lease.

£130,000

- NO FORWARD CHAIN
- PRIVATE GATED & FENCED GARDEN
- GARAGE EN BLOC
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN & BATHROOM
- VIEWING IS ESSENTIAL!





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.

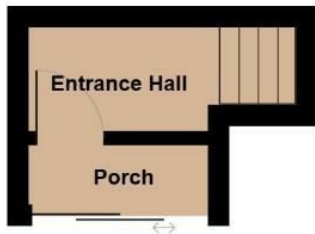
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Linnet Close, Coventry





Total Area: 62.8 m² ... 676 ft² (excluding garage en bloc)

All measurements are approximate and for display purposes only

CONTACT

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