





Fieldview Close, Exhall, Coventry,
Warwickshire, CV7 9BL

reedsrains.co.uk

Asking Price: £120,000
Leasehold

The Property Ombudsman

Reeds Rains







This well proportioned first floor maisonette presents an excellent opportunity for first time buyers, downsizers or investors alike. Offered with the benefit of a garage in a nearby block, a separate private rear garden and an exceptionally long lease with approximately 996 years remaining, the property combines practical living space with long term peace of mind.

The accommodation comprises an entrance hall with stairs rising to the first floor, a spacious lounge/dining room providing ample space for both relaxing and entertaining, a fitted kitchen, two bedrooms and a family bathroom. The layout is both practical and spacious, making it ideal for a range of purchasers.

Externally, the property benefits from a separate enclosed rear garden and a garage located in a nearby block, offering valuable storage or secure parking.

Conveniently situated within easy reach of local amenities, schools, public transport links and major road networks, this property represents a fantastic opportunity to acquire a generously sized home with outdoor space and excellent lease terms.

Lease Term: 999 years from 13 January 2023
Lease Remaining: Approximately 996 years
EPC Rating: F, Council Tax Band: A







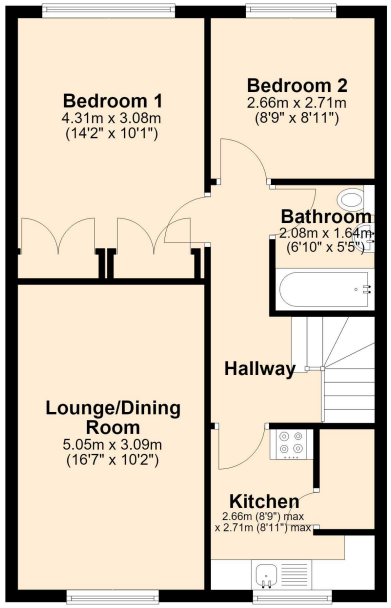
- First floor maisonette
- Two bedrooms
- Spacious lounge/dining room
- Separate private rear garden
- Garage in nearby block
- Long lease with approximately 996 years remaining
- Ideal first-time buy or investment
- Convenient location close to local amenities and transport links

ADDITIONAL INFORMATION

EPC Rating: F

Council Tax Band: A

Ground Floor



Disclaimer:
This floor plan is provided for illustrative purposes only. All measurements, dimensions, and layouts are approximate and may not be to scale. Features and specifications are subject to change without notice. Prospective parties should rely on their own inspections and official documentation.
Plan produced using PlanUp.

Lounge/Dining Room 16'7" x 10'2" (5.05m x 3.1m)
Kitchen 8'11" x 8'9" (2.72m x 2.67m)
Bedroom One 14'2" x 10'1" (4.32m x 3.07m)
Bedroom Two 8'9" x 8'11" (2.67m x 2.72m)
Bathroom 6'10" x 5'5" (2.08m x 1.65m)

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

FOR MORE DETAILS CONTACT

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