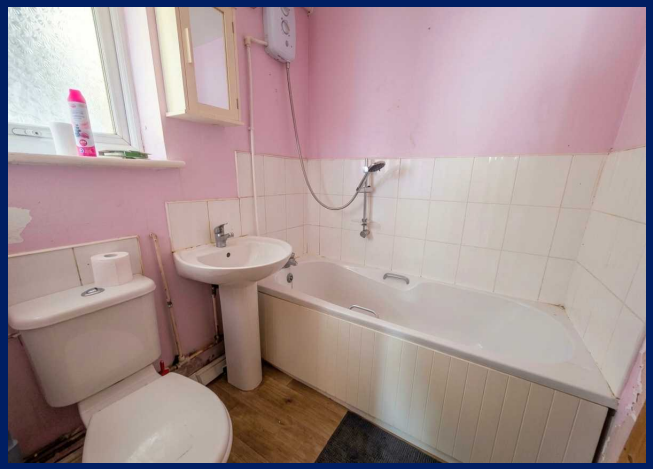






Fieldview Close, Exhall, Coventry,
Warwickshire, CV7 9BJ

reedsrains.co.uk

Asking Price: £80,000
Leasehold

The Property Ombudsman

Reeds Rains







CASH BUYERS ONLY DUE TO LOW LEASEDRIVEWAY AND REAR GARDEN**Offered for sale with no upward chain, this spacious two bedroom ground floor apartment presents an excellent opportunity for investors, downsizers or buyers seeking a property on the ground floor.

The accommodation comprises an entrance hall, generous living room, fitted kitchen, two well proportioned bedrooms and a bathroom. The living room enjoys pleasant natural light, while both bedrooms offer comfortable accommodation and versatile living arrangements.

Externally, the property benefits from allocated parking and well maintained communal areas.

The apartment requires some cosmetic updating throughout and has been priced accordingly, offering purchasers the opportunity to add value and create a home to their own specification.

Due to the remaining lease term, the property is being offered to cash buyers only. EPC RATING: D, Council Tax Band: A

Lease Information
Leasehold
Lease Start Date: 3rd March 1969
Original Lease Term: 99 years from 1st May 1968
Lease Expiry Date: 1st May 2067
Approximately 40 years remaining on the lease

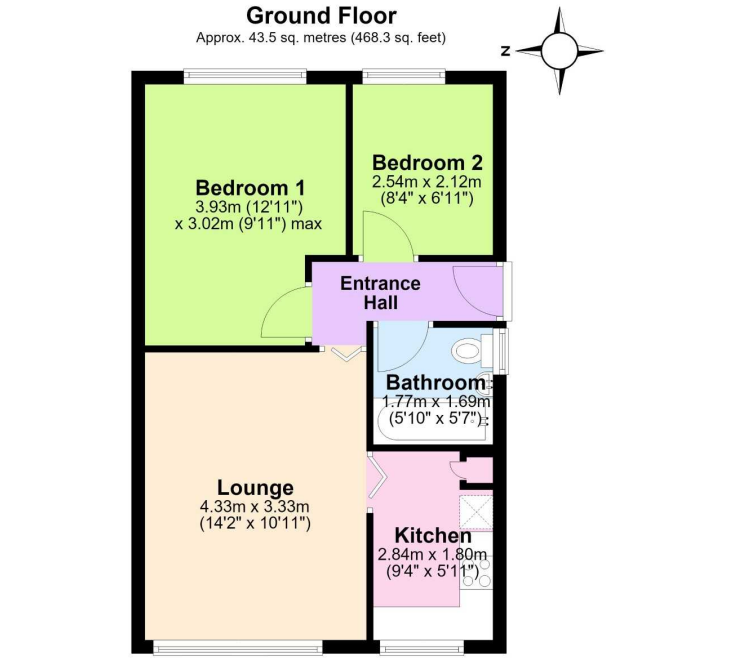


- Cash buyers only
- First floor apartment
- Two bedrooms
- Spacious living room
- Fitted kitchen
- Bathroom
- Requires modernisation
- Allocated parking
- No upward chain
- Ideal investment opportunity
- Convenient location for local amenities and transport links

ADDITIONAL INFORMATION

EPC: D

Council Tax Band: A



Total area: approx. 43.5 sq. metres (468.3 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Entrance Hall
Lounge 14'1" x 11'3" (4.3m x 3.43m)
Kitchen 9'1" x 1.79 (2.77m x 1.79)
Bedroom One 12'11" (3.94) max x 9'11" (3.02) max
Bedroom Two 8'4" x 6'11" (2.54m x 2.1m)
Bathroom
Driveway
Rear Garden

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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