

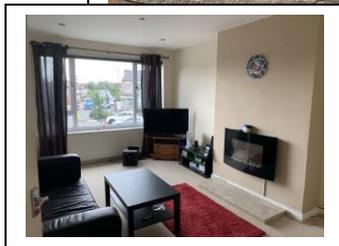
Paul Chillingsworth Homes

024 7625 8492

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23 Warwick Row,
Coventry CV1 1EY



21 Four Pounds Ave, Chapelfields, Coventry CV5 8DH

Purchase Price £134,950

Your choice: Rental investment or a home of your own

A first floor maisonette in a super location, near to Lake View Park and having busses to various locations, passing by. Currently the property is let producing £7500pa gross, but can be available with vacant possession if preferred.

There is Gas central heating, uPVC double glazing, Hallway, generous Lounge, big Kitchen, 2 double bedrooms and a bathroom. Gardens and store room. Leasehold with 932 years remaining.

Location: Along Allesley Old Rd, right at the lights into Four Pounds Ave, then immediately left into the service road

For Sale



Enclosed lobby	With store room and access to the rear garden, plus door to No 21:
Hall, stairs & landing	
Lounge	17`1 x 11` (5.2m x 3.4m) with uPVC double glazed front window, inset spot lights, central heating radiator and wall hung pebble focal point fire
Kitchen	9`6 x 9`6 (2.9m x 2.9m) overall with range of base and wall units including recess for fridge freezer, front and side uPVC double glazed window. Gas hob, built under oven and cooker hood above, plumbing for washing machine.
Bedroom 1	13`3 x 11` (4m x 3.4m) with central heating radiator, uPVC double glazed window and inset spot lights.
Bedroom 2	9`9 x 9`2 (3m x 2.8m) with uPVC double glazed window and central heating radiator.
Bathroom	With panel bath with direct shower mixer, pedestal wash basin and low level WC.. Chrome ladder style heated towel rail/radiator and uPVC double glazed window.,
Outside	There is a rear garden

GENERAL INFORMATION

These details were prepared following our inspection, and information provided by our clients, when the property was first placed on sale. Every care has been taken to ensure accuracy, but these details, including measurements, are for general guidance only. We have not carried out any form of survey on the property or tested any appliances or services and cannot verify they are in working order or fit for purpose and would advise a buyer to satisfy themselves by inspection and/or professional advice in relation to this or any other aspect of these details.

Viewing Call: **PAUL CHILLINGSWORTH HOMES** on **024 7625 8492**

Tenure We are advised by the owner that the property is Leasehold on a 999 year lease from 1952, 932 years remaining and £10 pa ground rent payable. (subject to legal confirmation)

Council tax band - A

EPC rating - D

Tenancy - The property is currently let on an assured periodic tenancy at a rent of £625pa. Vacant possession can be available if preferred.

