

COMMUNAL ENTRANCE

HALLWAY

LOUNGE/DINER  
19' 11" x 13' 4" (6.07m x 4.06m)

BALCONY  
12' 10" x 4' 11" (3.91m x 1.5m)

KITCHEN  
12' 9" x 9' 5" (3.89m x 2.87m)

BEDROOM  
13' 4" x 13' 4" (4.06m x 4.06m)

BEDROOM  
9' 10" x 9' 6" (3m x 2.9m)

BATHROOM

ALLOCATED PARKING

STORE ROOM

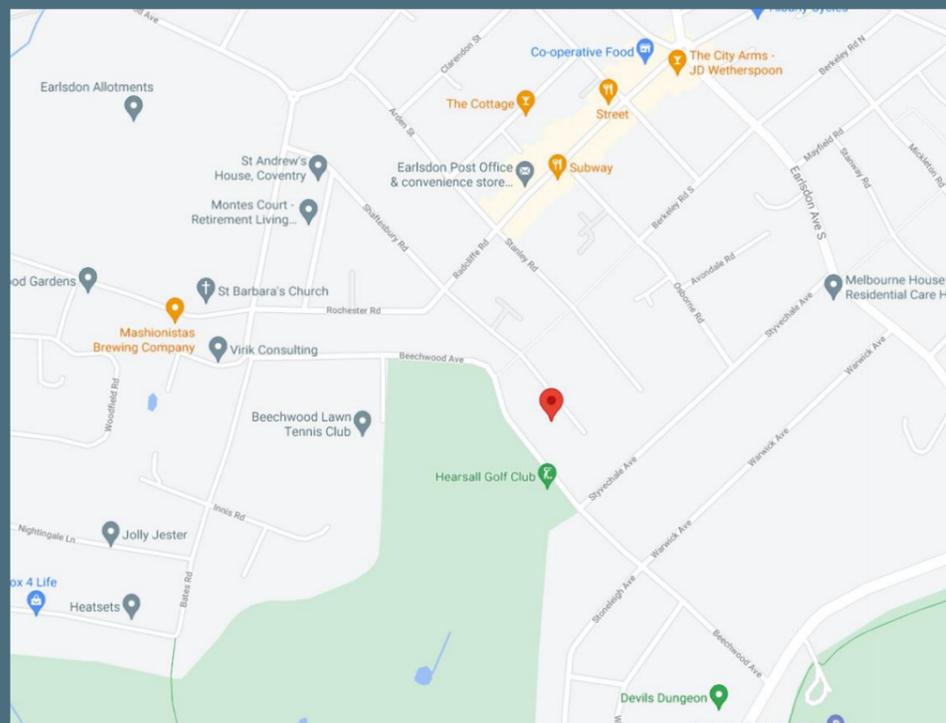
COMMUNAL GARDENS



## Flat 9, The Wedgewoods

34 Beechwood Avenue, Earlsdon, Coventry, CV5 6QG

**£220,000**



**IMPORTANT NOTICE**  
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Floor plans and compass are for guidance purposes only.

**Contact us at**

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**£220,000**

Flat 9 The Wedgewoods,  
34 Beechwood Avenue  
Earlsdon, Coventry, CV5 6QG

- Second Floor Apartment
- Sought After Location
- Lounge/Diner & Balcony
- Kitchen
- TWO DOUBLE BEDROOMS
- Bathroom WC
- Allocated Parking
- Well Maintained Communal Gardens
- Leasehold
- Tax Band D
- EPC Rating D

**Viewing is strictly by appointment**



### Property Description

A second floor apartment in a sought after location close to Earlsdon High Street. The property is in need of modernization but does benefit from double glazing and storage heaters.

In brief the accommodation comprises : secure communal entrance and hallway, entrance door, hallway, lounge/diner, balcony, kitchen TWO DOUBLE BEDROOMS and a bathroom WC. Outside there is allocated parking, storeroom and well maintained communal gardens.

The property is leasehold with 982 years remaining. Ground rent and Service Charge are payable and to be confirmed.

NO UPWARD CHAIN.

MUST BE VIEWED.

