

COMMUNAL ENTRANCE & INTERCOM

ENTRANCE LOBBY

LOUNGE
15' 8" x 13' 1" (4.78m x 3.99m)

BALCONY

KITCHEN
12' 4" x 8' 5" (3.76m x 2.57m)

INNER LOBBY

BEDROOM
13' 10" x 10' 2" (4.22m x 3.1m)

BEDROOM
11' 5" x 9' 4" (3.48m x 2.84m)

BATHROOM

OUTSIDE STORE

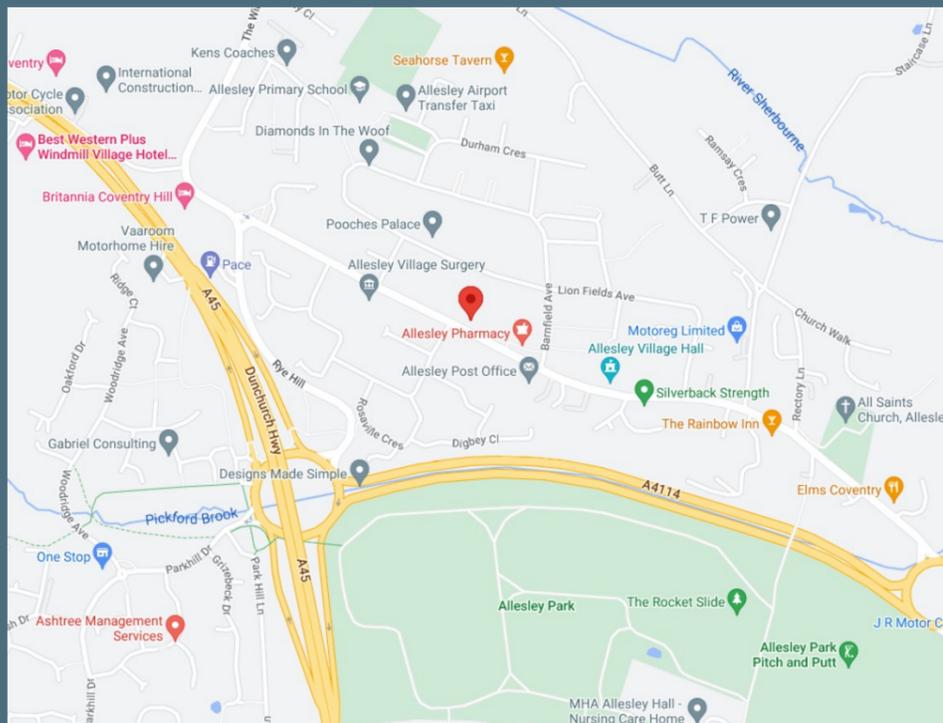
COMMUNAL GARDENS



172 Birmingham Road

Allesley, Coventry, CV5 9HA

Offers Over **£135,000**



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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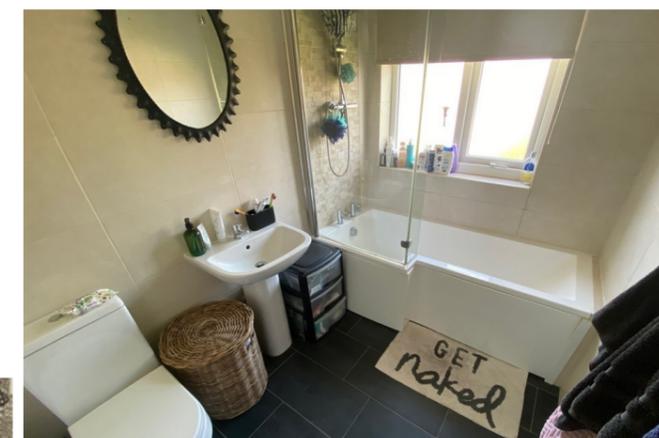


Offers Over
£135,000

172 Birmingham Road
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- Second Floor Flat
- Entrance Lobby
- Lounge With South Facing Balcony
- Fitted Kitchen
- TWO BEDROOMS
- Bathroom WC
- Double Glazing
- Gas Fired Central Heating
- Leasehold
- Council Tax Band A
- EPC Rating D

Viewing is strictly by appointment



Property Description

A second top floor flat which is ideal for a first time buyer or landlord investor. Close to all local amenities and public transport links. The property benefits from double glazing and gas fired central heating.

In brief the accommodation comprises: communal entrance and intercom, entrance lobby, lounge with a South facing balcony, fitted kitchen, inner lobby, TWO BEDROOMS and a bathroom WC. Outside there is a brick built store and communal gardens.

The property is leasehold with 101 years remaining on the lease. Service charge of £695.00 per annum and a ground rent of £10.00 per annum.

NO UPWARD CHAIN.

MUST BE VIEWED.

