

Connells

Wigston Road
Coventry

Wigston Road
Coventry CV2 2NG

for sale
£165,000







Property Description

Mid terrace property situated in the popular residential area of Walsgrave, close to local amenities and transport links. The accommodation briefly comprises; ground floor lounge and a fitted kitchen. To the first floor there are two bedrooms and a fitted bathroom with separate w/c. Outside there is a rear garden.

Approach

Front Door

Entrance Hall

Laminate flooring, Central heating radiator and doors to:

Kitchen

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the front elevation.

Lounge

Double glazed window to the rear aspect, double glazed door to the rear garden and a central heating radiator.

First Floor Landing

Two cupboards, loft access and doors to:

Bedroom One

Double glazed window to the front aspect and a radiator.

Bedroom Two

Double glazed window to the rear aspect and a radiator.

Bathroom

Tiled, comprising bath with shower over, wash hand basin and double glazed window to the front elevation.

Separate Wc

Comprising toilet and double glazed window to the front elevation.

Outside

Paved and rear gated access to the rear.

To the front is a driveway providing off road parking for two vehicles.

Agents Note

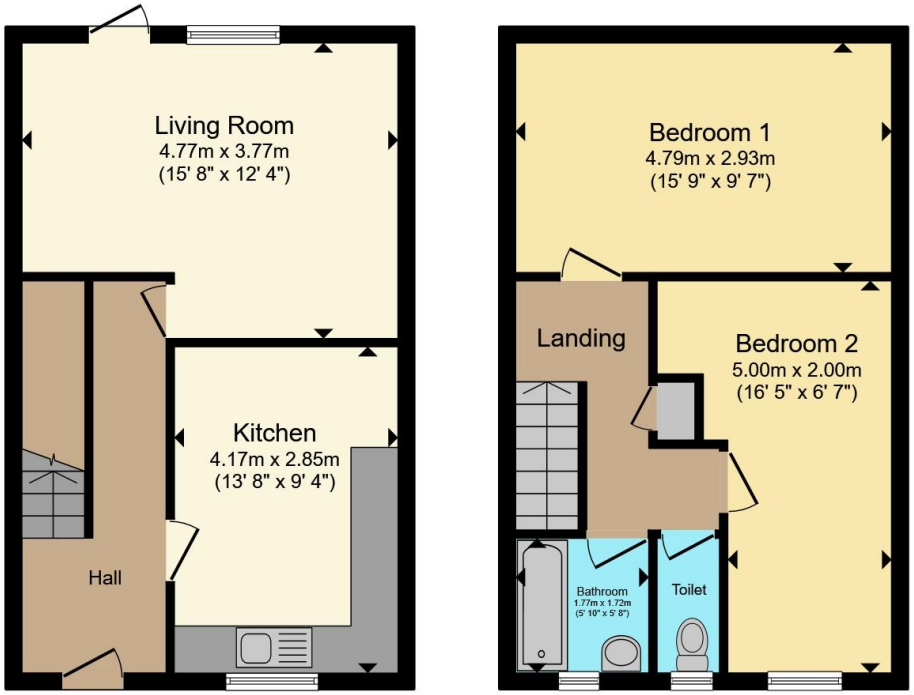
This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.
We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.
The monthly service charge of £20.55pcm is applicable to the property as a guide only and is subject to confirmation and possible annual increase. Please enquire with the branch at time of interest where they would be happy to check.

We have not tested any apparatus, equipment, fixtures, fittings, or connection of utility services. Any checks to working condition and suitability will be at the buyers own cost.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."











Total floor area 76.9 m² (828 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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38 New Union Street
COVENTRY CV1 2HN

EPC Rating: C

Council Tax Band: B

view this property online connells.co.uk/Property/COV324009

Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.