Tutis Estates



42 Watersmeet Road

, Coventry, CV2 3HX

Price £180,000

A three-bedroom mid-terraced home offered with vacant possession — ideal for an owner-occupier seeking a ready-to-occupy home, or an investor looking to add a tenant of their choosing at market rent. No onward chain.

Situated in a popular residential area of Coventry, approximately 3.5 miles from the City Centre and a seven-minute drive of University Hospital Coventry & Warwickshire, with local amenities, schools and transport links close by.

The accommodation comprises an entrance hall, spacious lounge and separate dining room, fitted kitchen, three bedrooms, and a family bathroom with shower over bath. The first floor provides two double bedrooms and a single. Externally, there is a generous rear garden.

Offered with immediate vacant possession and no onward chain, the property is ready for a purchaser to move into, let, or improve to their own taste.

Viewings strictly by appointment with Tutis Estates. Proof of funds or an agreement in principle required prior to

- Three-bedroom mid-terraced property
- Currently vacant
- Was let at £1,075 PCM
- Was producing £12,900 per annum
- Spacious lounge and dining room
- Fitted kitchen and family bathroom
- Rear garden

Viewing

Please contact us on 02476 01 65 45 if you wish to arrange a viewing appointment for this property or require further information.

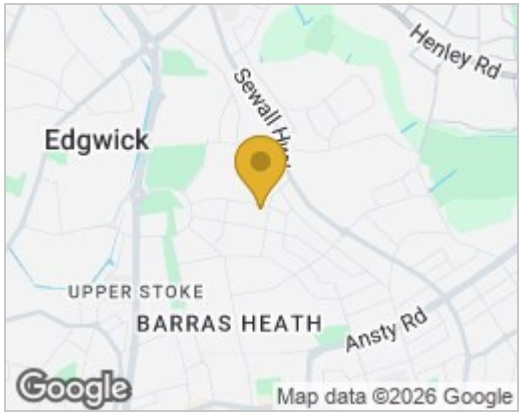
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Floor Plan

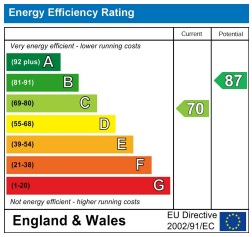


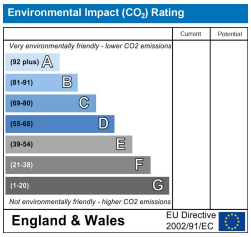
Total area: approx. 69.1 sq. metres (744.1 sq. feet)

Area Map



Energy Efficiency Graph













These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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