



TAILOR MADE  
SALES & LETTINGS



## Woodway Lane

Walsgrave, Coventry, CV2 2HX

Offers Over £135,000



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## Property Overview

Tailor Mades Sales & Lettings are pleased to bring to market this well sized ground floor maisonette in Walsgrave, Coventry. An excellent first time buyer or investment opportunity, the property comprises of a large reception room, kitchen, two double bedrooms & a modern bathroom. To the rear of the property there is a well sized private rear garden, as well as garage en-bloc with parking in front.

Located close to several large employers including University Hospital Coventry & Warwickshire & Walsgrave Triangle Business Park, as well as excellent transport links & local amenities.

The property benefits from an extended lease & is offered for sale with vacant possession & chain free.

## Front of Property

Front of Property set back from the road with storm porch & storage cupboard.

## Entrance Porch

Entrance Porch leading to Reception Room.

## Reception Room

Large Reception Room with access to inner hallway & Kitchen. Glazed unit to the front aspect.

## Kitchen

Kitchen with a selection of wall & floor units, tiled splash back, composite sink & electric cooker.

## Bedroom One

Double Bedroom to the front aspect of the property. Built in storage, glazed unit to the front.

## Bedroom Two

Double Bedroom to the rear of the property.

## Bathroom

Modern Bathroom with bath with shower over, sink, toilet & glazed privacy window to the rear.

## Rear Garden

Well sized private rear garden with patio, lawned & gravelled areas & rear access via gate & walkway.

## Garage En Bloc

Garage en-bloc with parking in front.

## Lease Details

Recently extended long lease of circa 141 years. Peppercorn rent.

This information has not been verified by Tailor Made Sales & Lettings and we advise all potential purchasers to seek independent legal verification of this.

## Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to

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commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.



Road Map



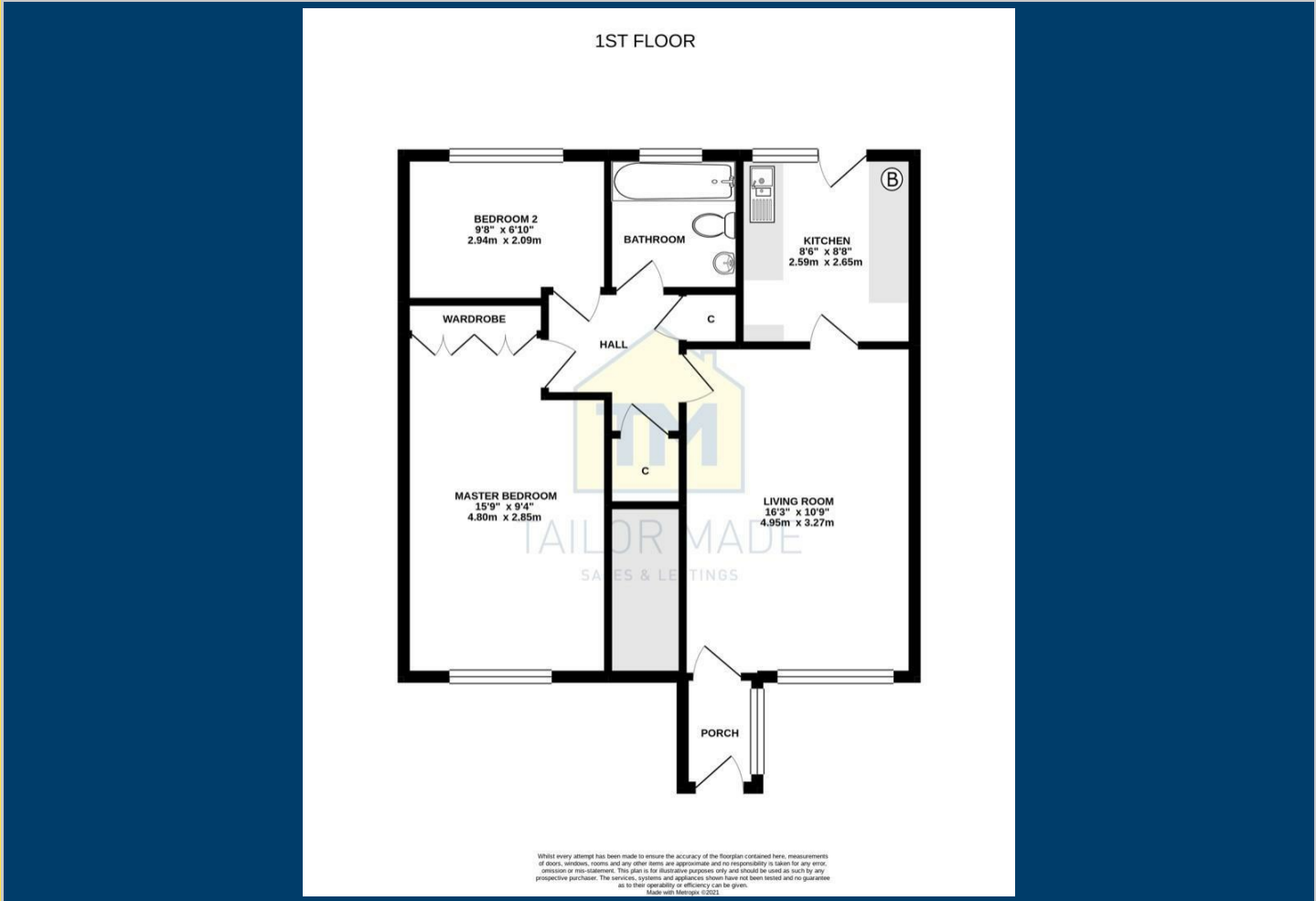
Hybrid Map



Terrain Map



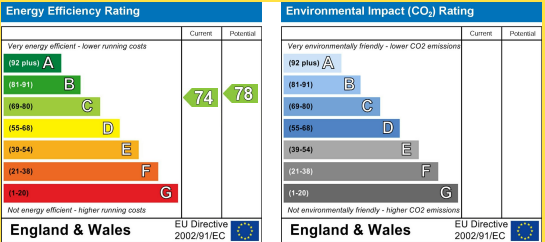
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.