

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS



Coney Lane, Coventry, CV6 6EF  
£150,000



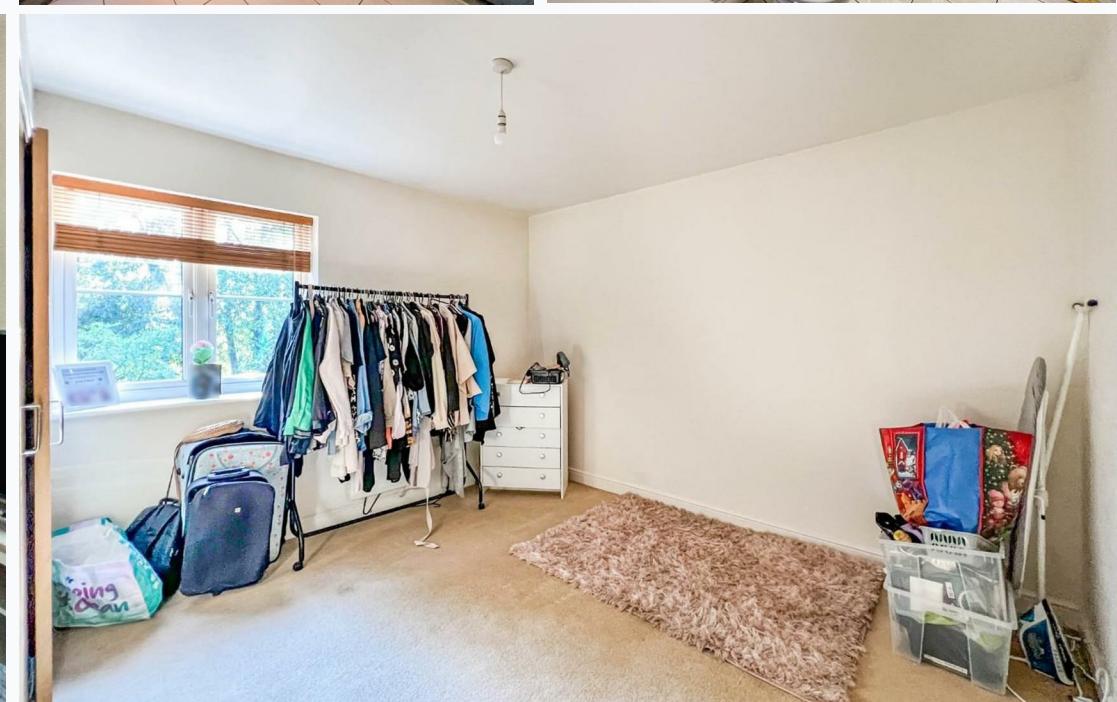
Coney Lane Coventry, CV6 6EF

A fantastic opportunity to acquire this well presented two bedroom second floor apartment situated in the popular residential location of Hawkesbury Village and backing onto the Coventry Canal. The property is perfect for a first time buyer or investor and is offered with no onward chain.

The accommodation on offer briefly comprises a spacious entrance hallway, a generous open plan kitchen/lounge, a sizeable family bathroom and two double bedrooms with the principle bedroom containing a fitted wardrobe and an en-suite shower room.

Externally the property boasts an allocated parking space and communal gardens.

Further benefits include double glazing throughout and secure intercom entrance.



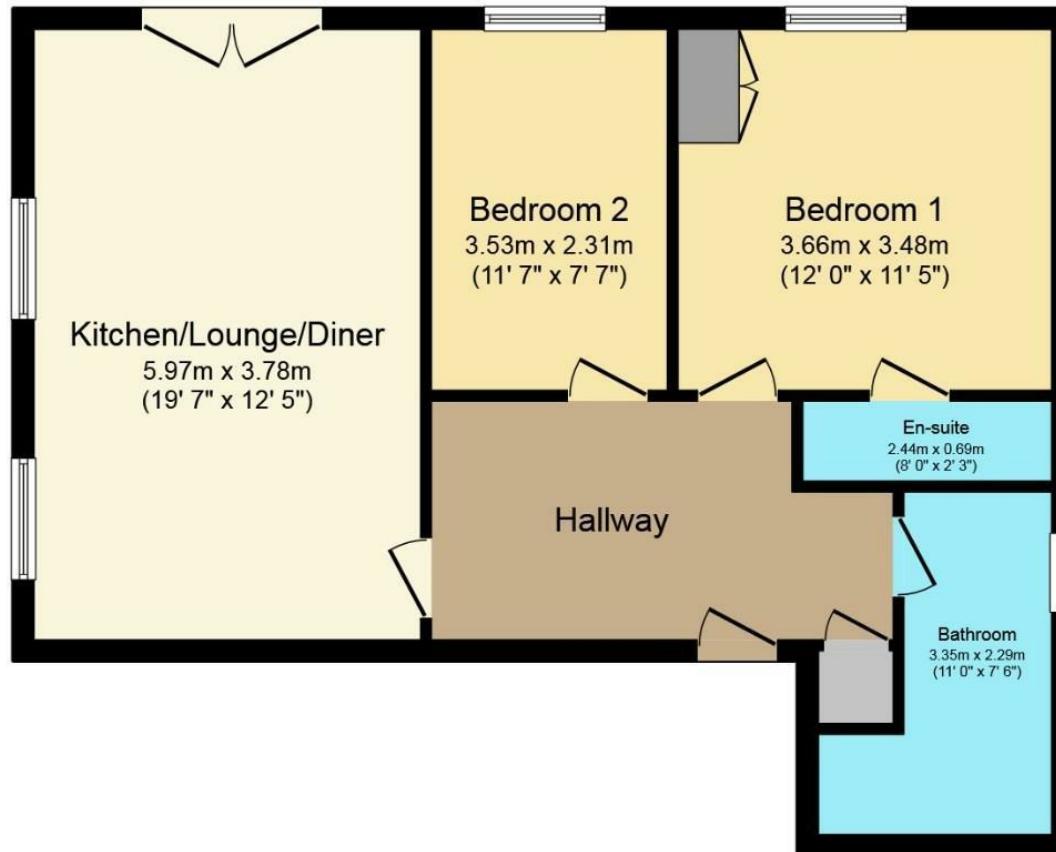


- Second Floor Apartment
- Two Double Bedrooms
- Principle Bedroom with En-Suite Shower Room
- Open Plan Living
- Spacious Bathroom
- Village Location
- Well Presented Throughout
- No Onward Chain
- Allocated Parking
- Council Tax - B

Located in the popular residential area of Longford Coney Lane is close to local amenities and great road links such as the A444 and M6. Local Schools include Foxford Community School and Grangehurst Primary School.



## Floor Plan

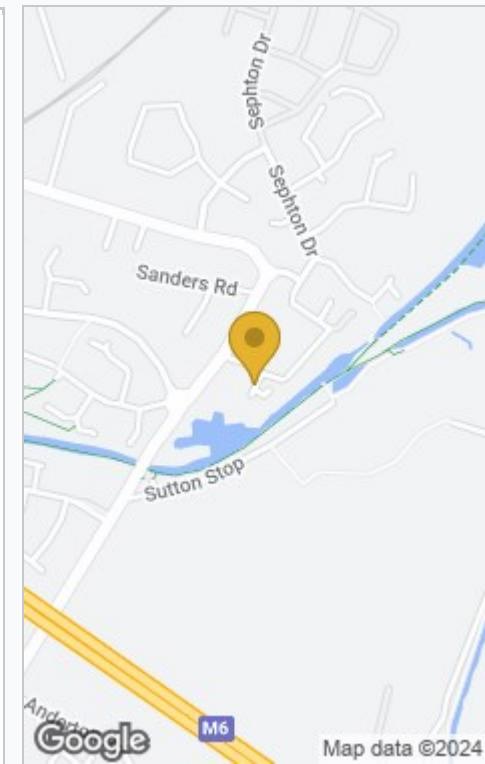


## Floor Plan

Total floor area 63.8 sq.m. (686 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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