



£135,000

Canberra Road, Aldermans Green, Coventry, CV2 1NJ

Maisonette | 2 Bedrooms | 1 Bathroom



0247 6661 553

www.benburys.co.uk



Step Inside

Key Features

- NO CHAIN
- FREEHOLD
- MODERN FITTED KITCHEN
- NEWLY REFURBISHED BATHROOM
- ELECTRIC HEATING
- CUL-DE-SAC LOCATION
- PRIVATE GARDEN
- CLOSE TO LOCAL AMENITIES
- CLOSE TO MOTORWAY NETWORKS
- EPC TBC

Property Description

****NO CHAIN** FREEHOLD**** Ideal Investment Property or First-Time Buyer Opportunity******

Benburys are delighted to present this spacious two-bedroom, first-floor maisonette situated in a quiet residential area. This property benefits from a good size living room, two bedrooms, a modern fitted kitchen, and a newly refurbished bathroom with an electric shower. The home is fully electric and benefits from UPVC double glazing throughout. Additionally, it offers a small, enclosed rear garden and on-street parking at the front. Conveniently located, it is just a five-minute drive to both Junctions 2 and 3 of the M6 Motorway.

Main Particulars

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Entrance Hallway - White UPVC double glazed front door leading to small entrance, stairs to the first floor landing, double glazed window to side aspect and electric storage heater to landing.

Living Room - Spacious lounge with double glazed window to front aspect

Kitchen - 10' 5" x 9' 6" - Fitted with range of matching base units and wall cupboards incorporating drawers, inset single drainer stainless steel sink unit, roll top work surfaces with complimentary tiling to splash backs, space for cooker, washing machine and fridge freezer, ceramic tiled flooring Double glazed window to rear aspect.

Bathroom - 12' 11" x 9' 7" - Double glazed obscure window to side aspect, Modern bathroom with, low level W.C. pedestal wash hand basin, white panel bath, walls tiled front floor to ceiling, lino to floor, electric storage heater

Bedroom One - 10' 11" x 9' 8" - Double glazed window to rear aspect, carpet to flooring and electric heaters

Bedroom Two - 12' 11" x 9' 7" - Double glazed window to front aspect. Built in storage cupboard

Rear Aspect - Private rear garden with decking and lawns, wooden shed and an outside tap.

Agent Notes - 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. Anti money laundering checks now have to be completed on both the buyer and the vendor.

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.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

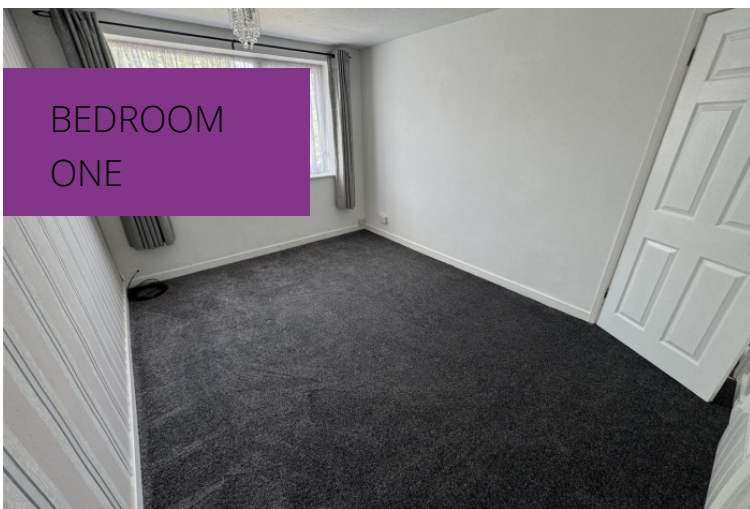
6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Viewings - We would be delighted to show you around this property.

If you would like more information or to arrange a viewing please contact our friendly and helpful team on 02476 661553

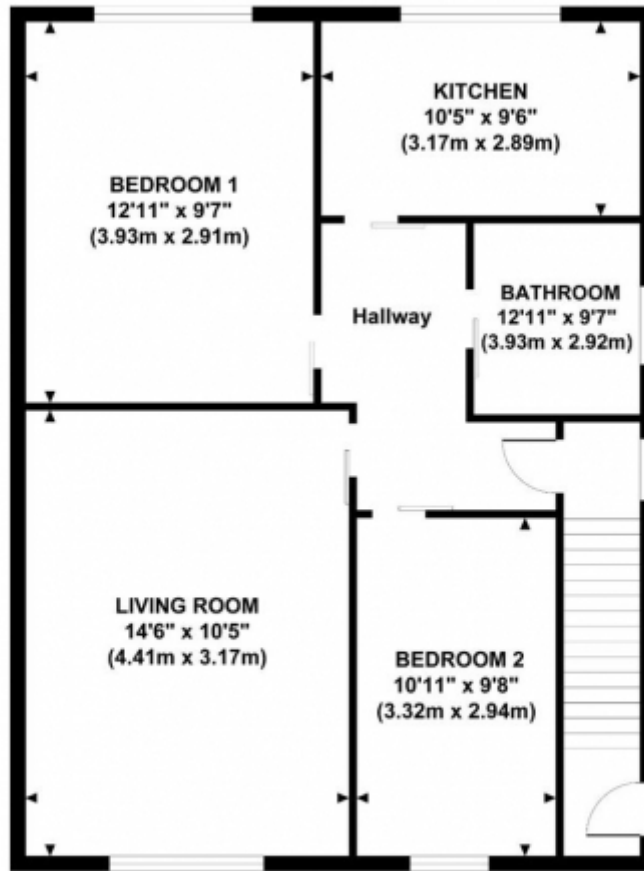
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Approximate Gross Internal Area 942 sq ft / 87.50 sq m

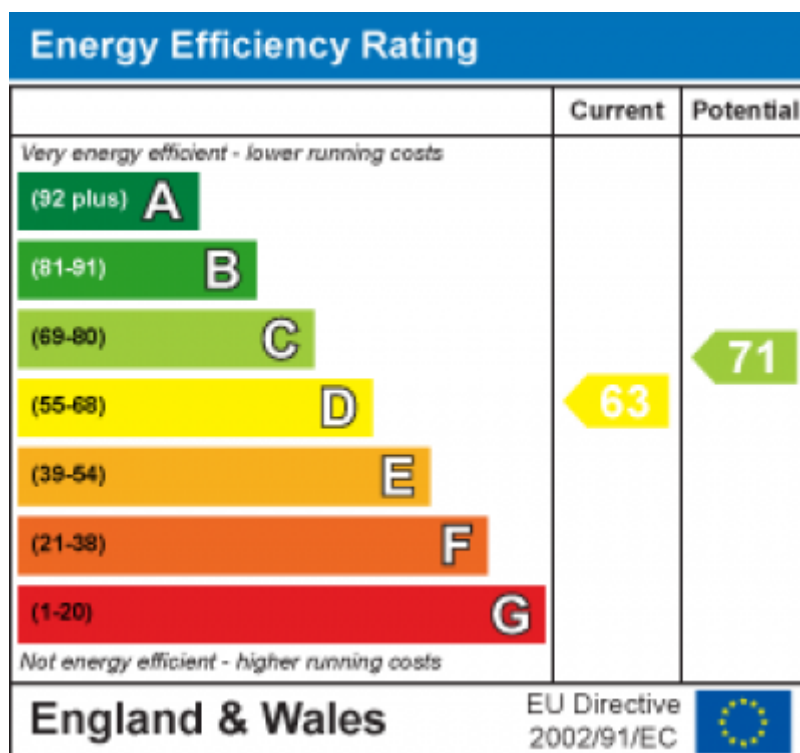


**GROSS INTERNAL
FLOOR AREA 942 SQ FT**

Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 7796951 Vat Registration No - 212 8855 07 Registered Office: , 20 Parkville Highway



Telephone: 0247 6661 553

Email: enquiries@benburys.co.uk



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