MATTHEW JAMES
Property Services









111 Woodway Lane, Coventry, CV2 2EG
Asking Price £200,000

ATTENTION LANDLORDS...TENANTS IN SITU | IMMEDIATE RENTAL INCOME | TWO DOUBLE BEDROOMS | EXCELLENT WALSGRAVE LOCATION

A well-positioned two-bedroom mid-terrace property offering an excellent investment opportunity, currently let to tenants producing £1,050 pcm (£12,600 per annum). The location is a particular highlight, with Walsgrave Hospital, local supermarkets, shops, highly regarded schools and a wide range of amenities all conveniently accessible. The property is also well placed for commuters, with easy access to major road networks including the M6 and M69, providing excellent connectivity to Coventry and surrounding areas.

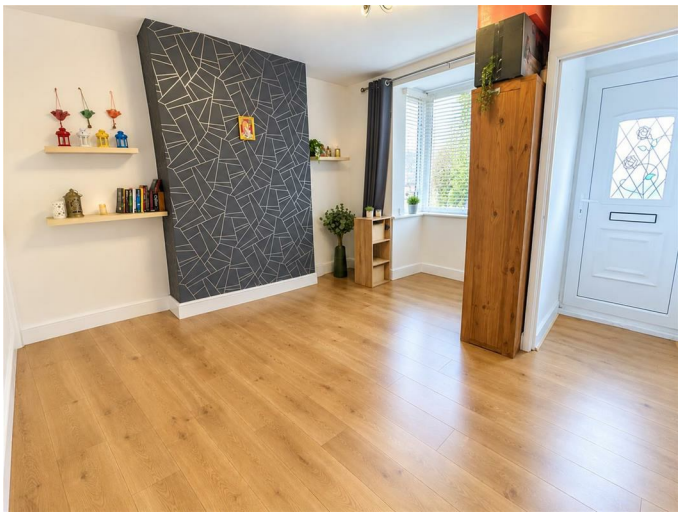
The accommodation briefly comprises two reception rooms, kitchen, inner hall, ground floor bathroom, porch leading out to the rear garden, two well-proportioned double bedrooms to the first floor. Externally, the property benefits from a large south-facing rear garden, offering an excellent outdoor space, while the front provides convenient hardstanding. Valid electrical safety and gas safety certificates are available, providing further reassurance for the incoming purchaser.

This is an ideal opportunity for an investor seeking a tenanted property with an established rental income in a highly convenient location. Call now to view!

Approach/ Hard Standing



Living Room
12'3 x 11'11 (3.73m x 3.63m)



Dining Room
12'3 x 11'11 (3.73m x 3.63m)



Kitchen
8'3 x 6'4 (2.51m x 1.93m)





Ground Floor Bathroom

Bedroom One
12'6 x 12'3 (3.81m x 3.73m)



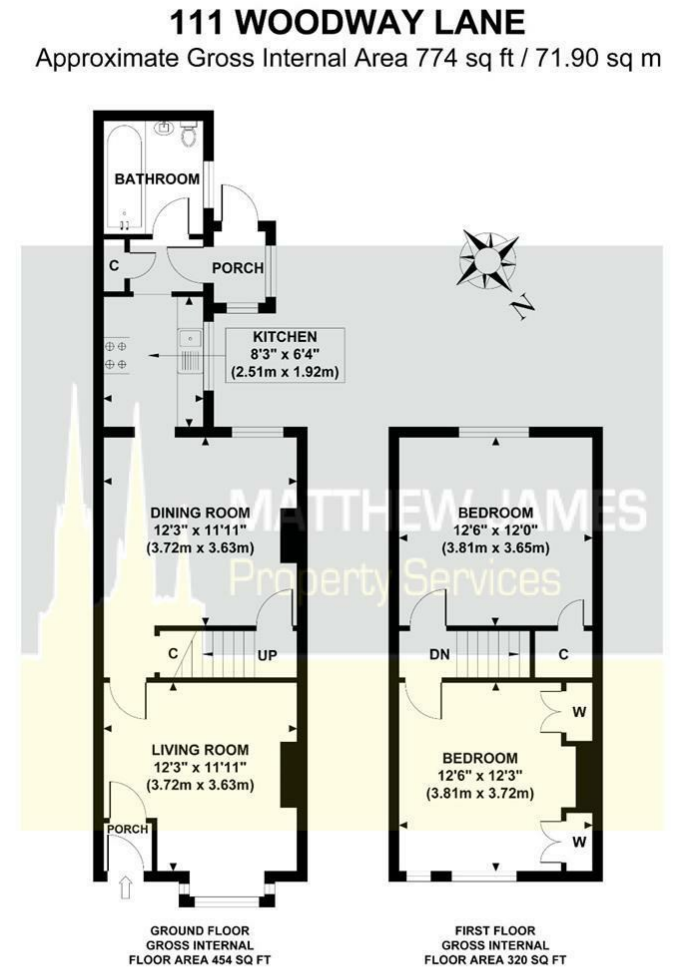
Bedroom Two
12'6 x 12'0 (3.81m x 3.66m)



Rear Garden



Floor Plan

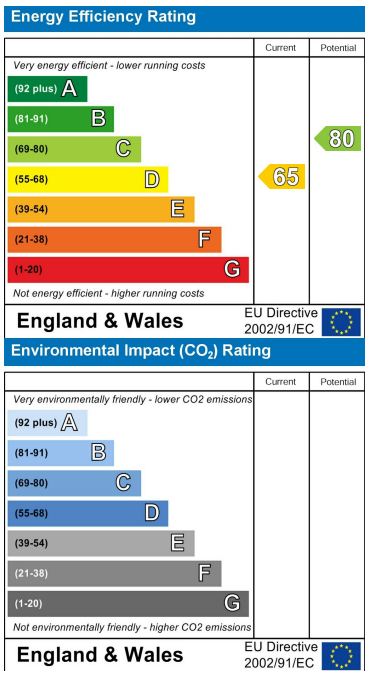


Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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