



## 23 Stonehouse Lane, Coventry, CV3 4EH

**£135,000**

TWO BEDROOMS... VACANT... NO UPWARD CHAIN... CAN BE PURCHASED FULLY FURNISHED\*... FIRST FLOOR... 929 YEAR LEASE... GARAGE... REAR GARDEN... PERFECT FOR THE FIRST TIME BUYER... GREAT INVESTMENT OPPORTUNITY. Located on the desirable Stonehouse Estate in Whitley, Coventry, this charming first-floor maisonette on Stonehouse Lane presents an excellent opportunity for first-time buyers and the avid investor. With a generous 929-year lease and no upward chain, this property is ready for immediate occupancy.

This lovely maisonette boasts a well-proportioned lounge dining room with balcony to the front, there are also two comfortable bedrooms, providing ample space for a small family or for those who require a home office. The bathroom is conveniently located, ensuring ease of access for all residents with a shower over the bath.

One of the standout features of this property is its lovely condition throughout, making it a move-in ready home. The Vaillant central heating system and PVCu double glazing also ensure warmth and energy efficiency, providing comfort all year round.

For those who appreciate outdoor space, the rear garden offers a delightful area for gardening or enjoying the fresh air. Additionally, a garage is included, providing secure parking or extra storage space. The location is particularly advantageous for employees of Jaguar Land Rover, with excellent motorway links nearby, making commuting a breeze.

## Approach



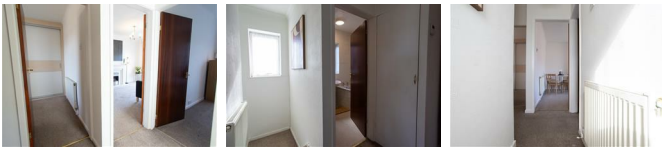
Located up a paved pathway and the property is:

## Entrance Stairway



Accessed via the front door and up the stairs to the:

## Entrance Hallway



Having access to the loft area, airing cupboard and doors leading off to the:

## Family Bathroom



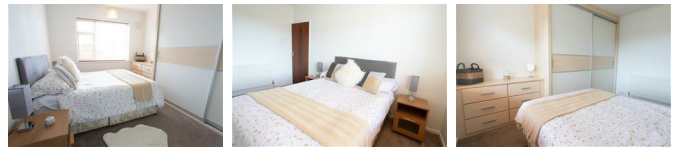
Having a PVCu double obscure glazed window to the side elevation, panel bath with Triton T80 shower over, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

## Kitchen



Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a cooker, space and plumbing for a washing machine, space for a fridge freezer and tiling to all splash prone areas.

## Bedroom One



Having a PVCu double glazed window to the rear elevation and fitted wardrobes to the one wall.

## Bedroom Two



Having a PVCu double glazed window to the front elevation with enclosed Vailant central heating boiler and small over stairs storage cupboard.

## Lounge Dining Room



Having sliding patio doors that leads to a balustrade balcony and electric feature fire with hearth, mantle and surround.

## Garage



( Not Measured ) Having up and over door en-bloc.

## Rear Garden

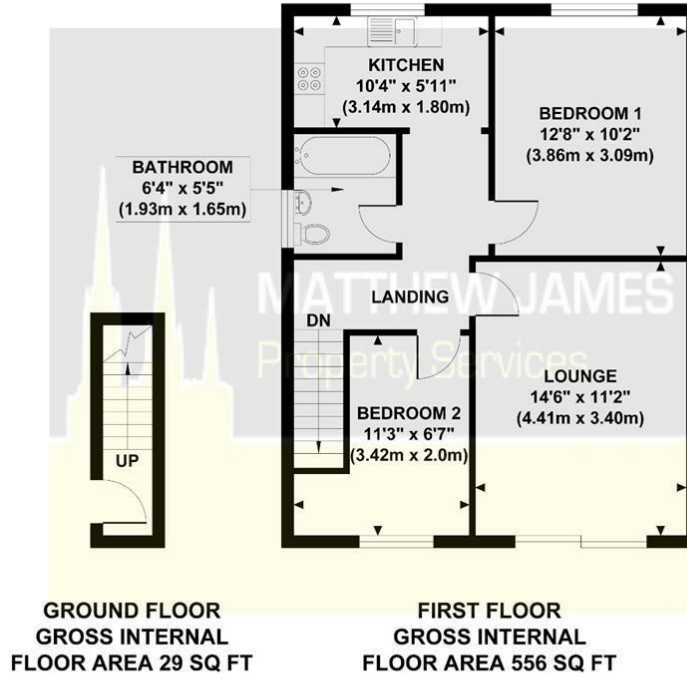


Having fenced perimeter laid with decorative maintenance free stones and pedestrian gate that leads to the front elevation.

# Floor Plan

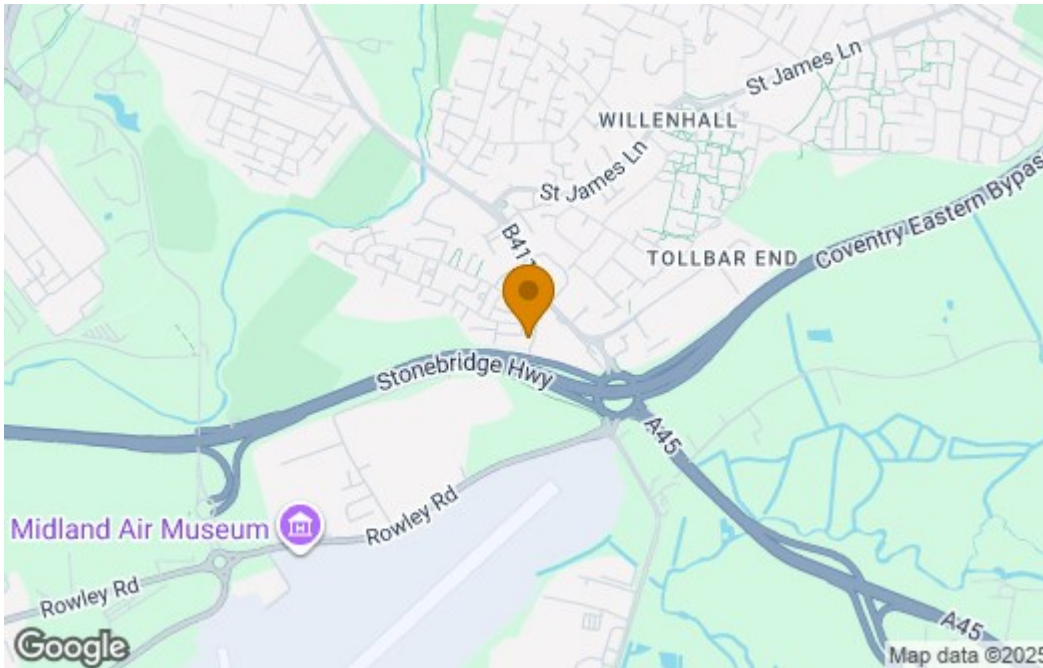
## STONEHOUSE LANE

Approximate Gross Internal Area  
585 sq ft / 54.34 sq m

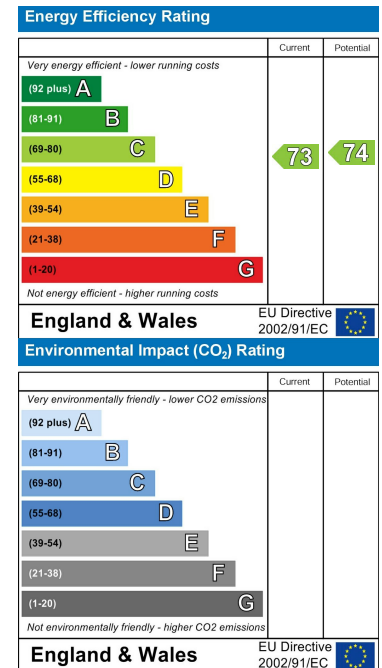


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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

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