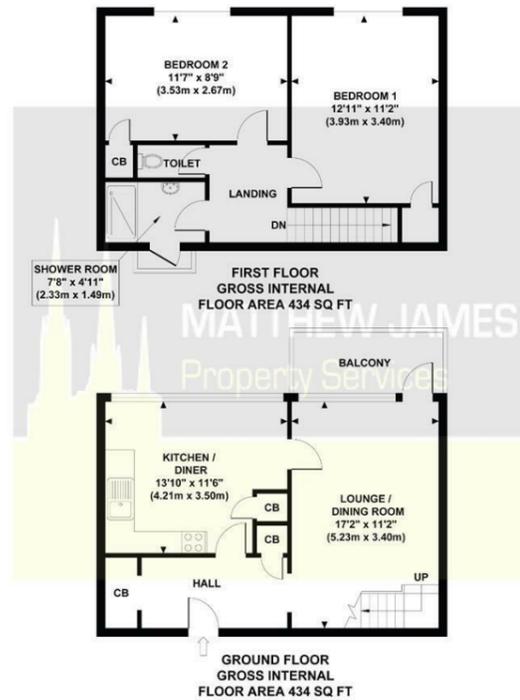


## Floor Plan

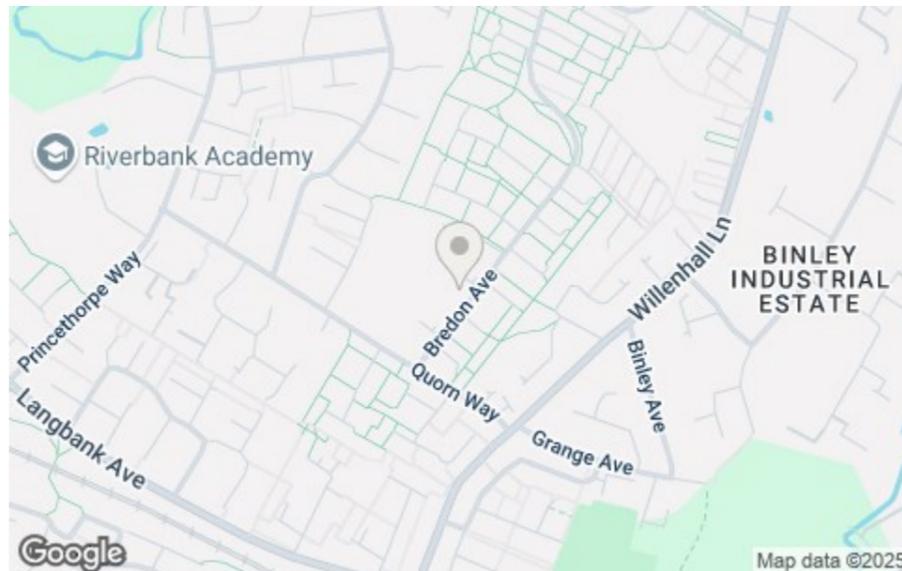
### 16 WILLIAM MCCOOL CLOSE

Approximate Gross Internal Area 868 sq ft / 80.60 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



## Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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.

### CONTACT INFORMATION

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02477 170170

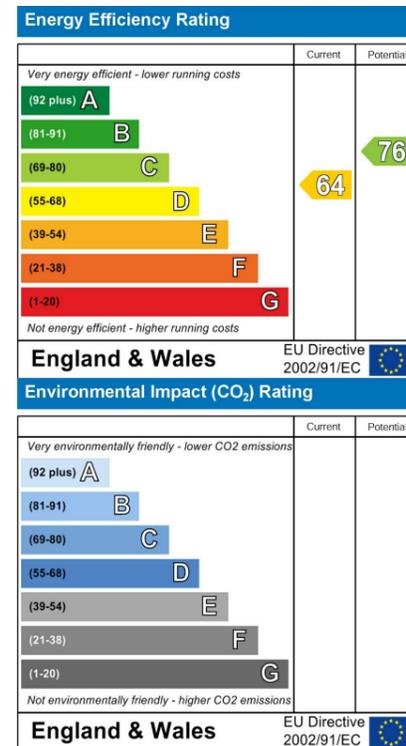
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## Energy Efficiency Graphs



**MATTHEW JAMES**  
Property Services



## 16 William McCool Close

Binley, Coventry CV3 2LY

Offers Over £110,000





## Description

Are you looking for your first home then this could be the property for you? This duplex apartment situated over two floors is vacant and offered for sale with no chain. Situated within the convenient Binley area close to a range of local amenities, schools and bus services. Some updating is required which is the ideal opportunity to add your own personal touch, however has the benefit of gas central heating and double glazing. The property would also be a fantastic investment buy for rental purposes.

Briefly comprises; Secure communal entrance, reception hall, dining kitchen, living room with door out to the balcony. To the first floor there are two good size bedrooms, bathroom and separate WC. Outside there is residents communal parking and lawned communal gardens.

Vacant property you could have the keys to your new home in no time... Call now to view!

- DUPLEX TOP FLOOR APARTMENT
- TWO WELL PROPORTIONED BEDROOMS
- LARGE LOUNGE
- SECURE COMMUNAL ENTRANCE
- GAS CENTRAL HEATING & DOUBLE GLAZING
- NO CHAIN
- KITCHEN/DINER
- BALCONY
- COMMUNAL PARKING
- IDEAL INVESTMENT/ FIRST TIME BUYERS

