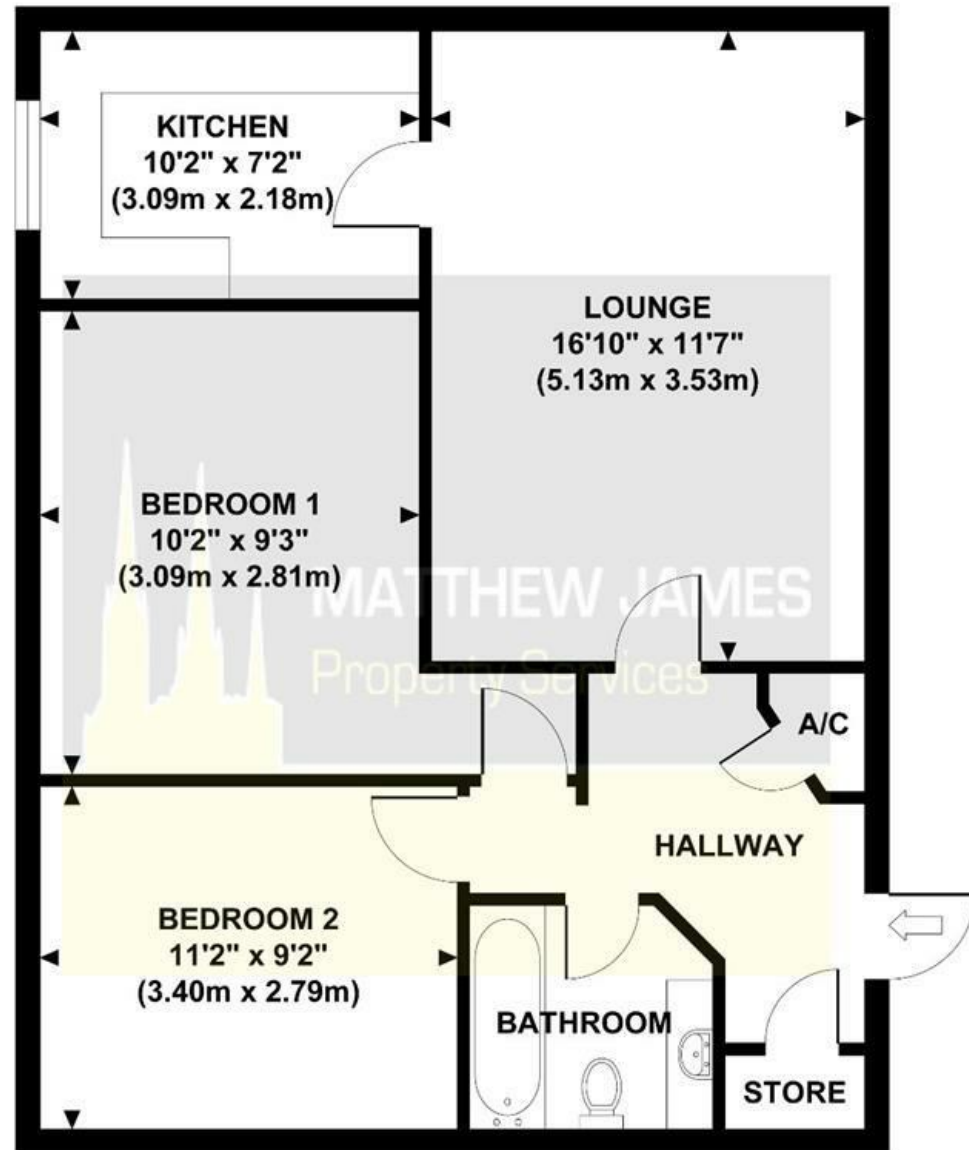


# 71 DRAPERS FIELDS

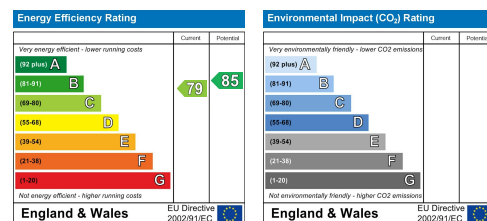
Approximate Gross Internal Area 647 sq ft / 60.10 sq m



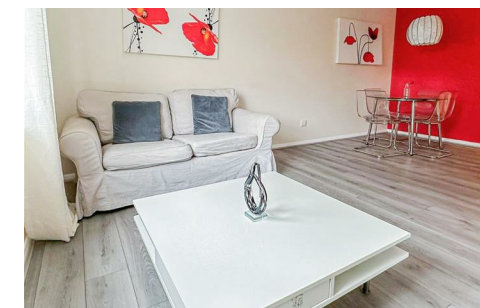
**GROSS INTERNAL FLOOR AREA 577 SQ FT**

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

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.



**MATTHEW JAMES**  
Property Services



## 71 Drapers Fields, Coventry CV1 4RA

TWO DOUBLE BEDROOMS... FIRST FLOOR... SHORTLY TO BE VACANT & WILL BE SOLD VACANT... NO UPWARD CHAIN... ALLOCATED PARKING... CLOSE TO CITY CENTRE... PERFECT FOR INVESTMENT OR FIRST TIME BUYER... SECURE ACCESS. Located on the sought after Drapers Fields development, this lovely property needs to be viewed! Briefly comprising of secure access, entrance hallway with storage off, family bathroom with shower over bath, two double bedrooms, lounge dining room and fully fitted kitchen. There is one allocated parking space and Coventry City Centre and Coventry Canal basin and University is just a short walk away. Perfect for the first time buyer, the investor looking to add to their portfolio or those looking to downsize - is this property for you? Call us now to book your viewing!

**Offers Over £140,000**

**CONTACT INFORMATION**

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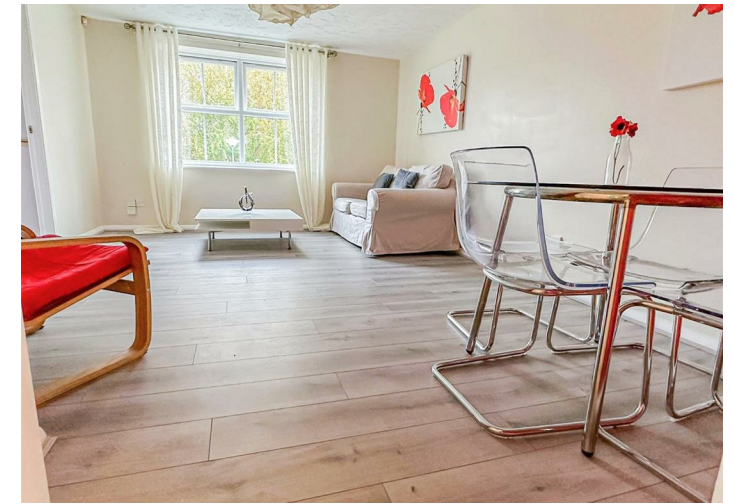
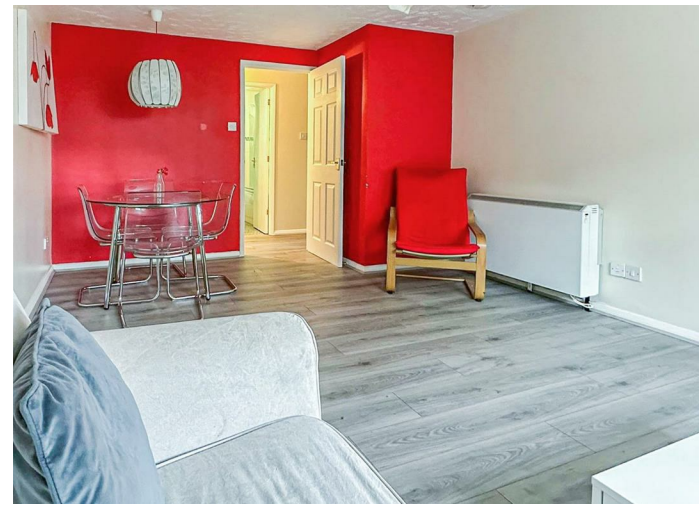
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# 71 Drapers Fields

, Coventry CV1 4RA



- \* CLOSE TO CITY CENTRE \*
- \* TWO DOUBLE BEDROOMS \*
- \* ALLOCATED PARKING SPACE \*
- \* NO UPWARD CHAIN \*
- \* SOON TO BE VACANT \*
- \* FIRST FLOOR \*
- \* PERFECT FOR FIRST TIME BUYER \*
- \* GREAT INVESTMENT OPPORTUNITY \*
- \* BUILT-IN WARDROBES IN BOTH DOUBLE BEDROOMS \*



## Communal Areas

### Entrance Hallway

### Family Bathroom

### Bedroom One

10'2 x 9'3 (3.10m x 2.82m)

### Bedroom Two

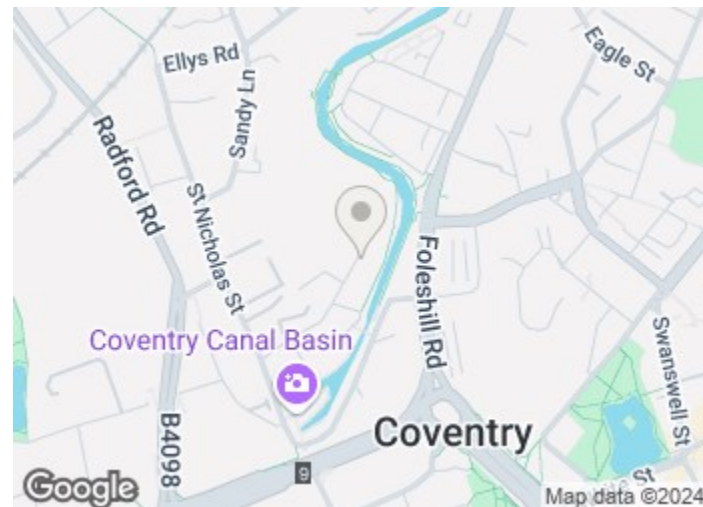
11'2 x 9'2 (3.40m x 2.79m)

### Living Room

16'10 x 11'7 (5.13m x 3.53m)

### Kitchen

10'2 x 7'2 (3.10m x 2.18m)



## Directions