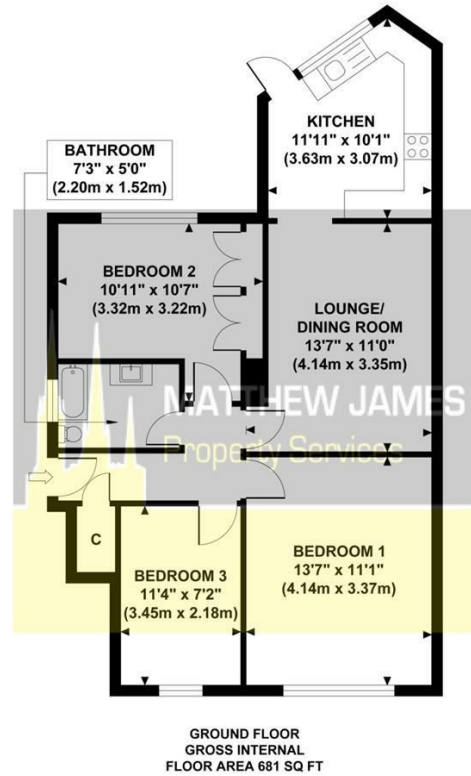


# Floor Plan

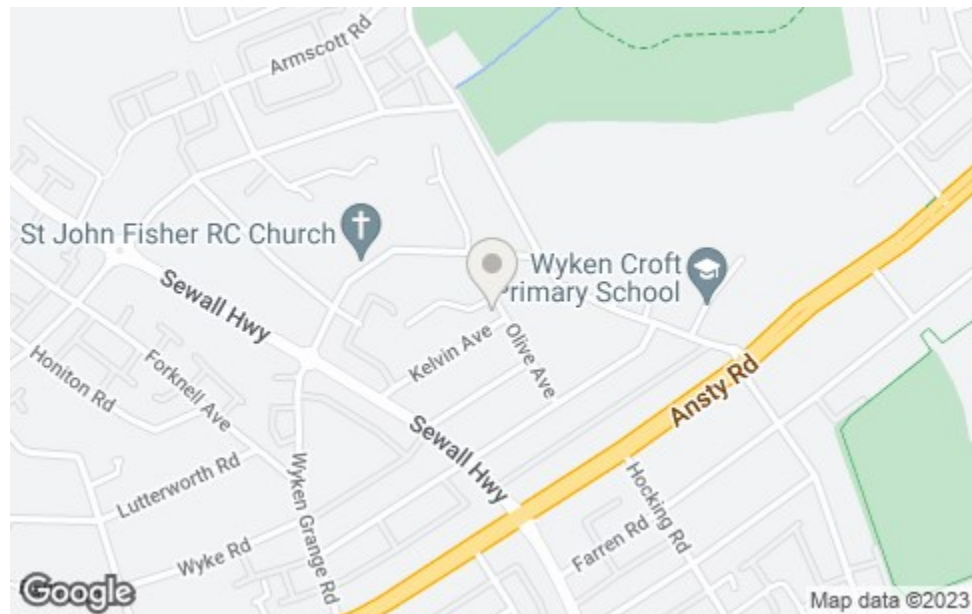
**WHITNASH GROVE**  
Approximate Gross Internal Area 681 sq ft / 63.3 sq m



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 681 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.

# Area Map

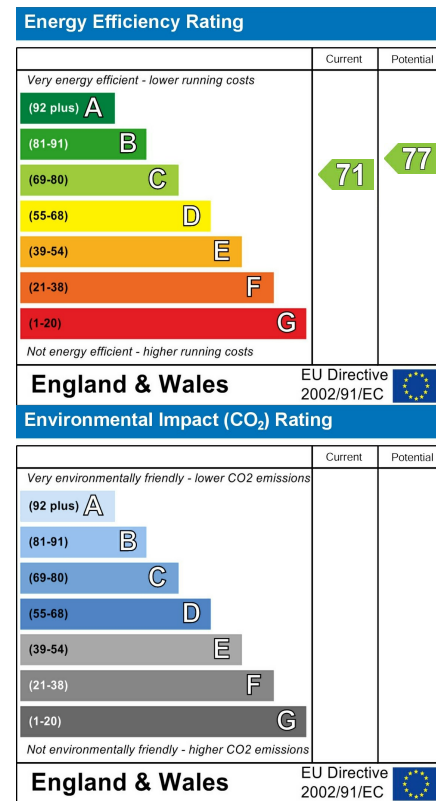


# Viewing

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.

# Energy Efficiency Graphs



**MATTHEW JAMES**  
Property Services



**1 Whitnash Grove**  
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Offers Over £90,000



# CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter



## Description

THREE DOUBLE BEDROOMS... GROUND FLOOR MAISONETTE... LOW LEASE OF 35 YEARS... CASH BUYERS ONLY... EXTENDED OPEN PLAN KITCHEN... LARGER THAN AVERAGE REAR GARDEN... OFF ROAD PARKING... GAS CENTRAL HEATING... NEW CONSUMER UNIT. Located in a lovely cul-de-sac location in Wyken, this unusual three bedroom property needs to be viewed to appreciate what is being offered. Briefly comprising of off road parking within the garden, rear garden, entrance hallway, large storage cupboard, family bathroom, three double bedrooms, open plan lounge and newly installed extended kitchen. The property also benefits from double glazing and gas central heating and is VACANT and BENEFITS from NO UPWARD CHAIN. As there is a low lease, unfortunately its cash buyers only. Call us now to book your viewing.

- THREE DOUBLE BEDROOMS
- CASH BUYERS ONLY
- EXTENDED OPEN PLAN KITCHEN
- OFF ROAD PARKING
- NEW CONSUMER UNIT
- GROUND FLOOR MAISONETTE
- LOW LEASE OF 35 YEARS
- LARGER THAN AVERAGE REAR GARDEN
- VACANT & NO UPWARD CHAIN

