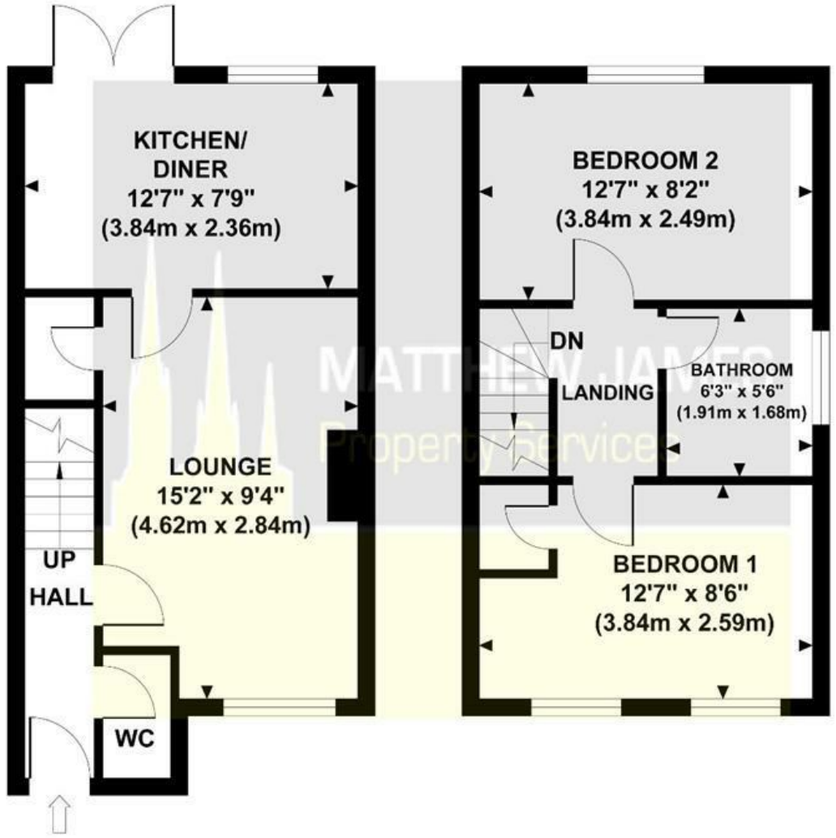
Floor Plan

JAMES FULLARTON WAY

Approximate Gross Internal Area

603 sq ft / 56.0 sq m

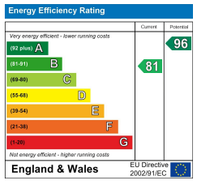


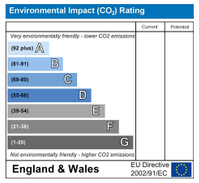
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 309 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 294 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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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MATTHEW JAMES
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50 James Fullarton Way

Weavers Gate, Coventry CV6 7LY

TWO DOUBLE BEDROOMS... SEMI DETACHED... OFF ROAD PARKING... KITCHEN DINING ROOM... GREAT LOCATION... 996 YEAR LEASE (WITH LOW CHARGE)... PERFECT FOR THE FIRST TIME BUYER... GOOD INVESTMENT PROPERTY... CLOSE TO AMENITIES... GROUND FLOOR CLOAKROOM... Located on the Weavers Gate development, you really do need to view this lovely semi detached property that is still under warranty. The property is leasehold with a lease of 996 years remaining and has a yearly charge of only £330.00 for the service charge and ground rent (payable monthly (£27.50) / quarterly (£82.50) or in one payment). Briefly comprising of two off road parking spaces, entrance hallway, ground floor cloak room, reception room, kitchen dining room, two double bedrooms, family bathroom, larger than average rear garden, gas central heating and PVCu double glazing all round. If this sounds like your next or first home or maybe your an investor looking for your next property to add to your portfolio, call us now to book your immediate viewing!

Offers Over £195,000

50 James Fullarton Way

Weavers Gate, Coventry CV6 7LY

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- ** SEMI DETACHED **
- ** KITCHEN DINING ROOM **
- ** STILL UNDER WARRANTY **
- ** GREAT FOR INVESTMENT **
- ** PARKING FOR TWO CARS **
- ** GOOD SIZED REAR GARDEN **
- ** CLOSE TO CANAL WALKS **
- ** TWO DOUBLE BEDROOMS **
- ** OVERLOOKING PLAY AREA **
- ** PERFECT FOR INVESTMENT **

Front Garden / Parking

Entrance Hallway

WC

Lounge
15'2 x 9'4 (4.62m x 2.84m)

Kitchen / Dining Room
12'7 x 7'9 (3.84m x 2.36m)

First Floor Landing

Bedroom One
12'7 x 8'6 (3.84m x 2.59m)

Bedroom Two
12'7 x 8'2 (3.84m x 2.49m)

Family Bathroom
6'4 x 5'9 (1.93m x 1.75m)

Rear Garden

Directions