



50 James Fullarton Way, Coventry, CV6 7LY
Offers Over £195,000

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!

Front Garden / Parking

Having planted beds with allocated parking for two cars. Across the street is additional visitors spaces as well.

Entrance Hallway

Having stairs off to the first floor and doors leading off to:

WC

Having a PVCu double obscure glazed window to the front elevation, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

Lounge

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

Having a PVCu double glazed window to the front elevation, under stairs storage cupboard and door leading to the:

Kitchen / Dining Room

12'7 x 7'9 (3.84m x 2.36m)

Having a PVCu double glazed window and PVCu double glazed French doors to the rear elevation, a space for table and chairs, a range of wall, base and drawer units with roll top work surface over, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, integrated oven with four ring gas hob and extractor over and tiling to all splash prone areas.

First Floor Landing

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

Bedroom One

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

Having two PVCu double glazed windows to the front elevation and over stairs storage cupboard.

Bedroom Two

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

Having a PVCu double glazed window to the rear elevation.

Family Bathroom

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

Having panel bath with shower over, low level flush WC, pedestal wash hand basin, extractor and tiling to all splash prone areas.

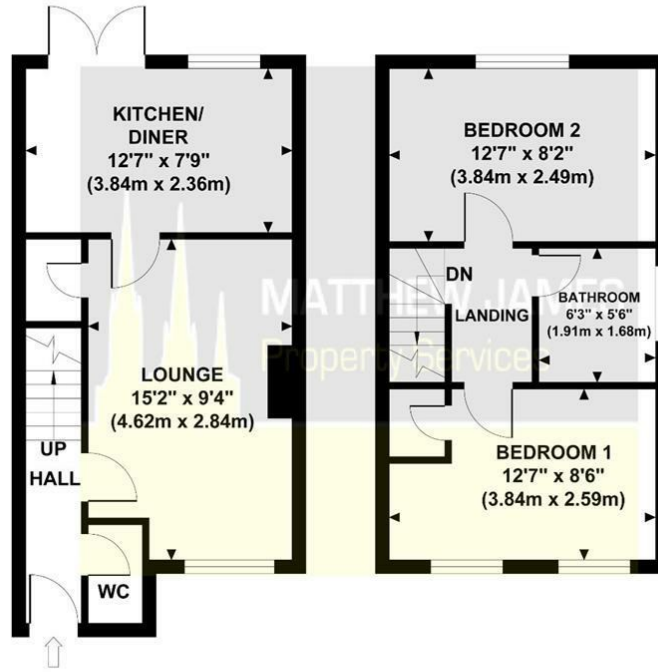
Rear Garden

Mainly laid to lawn with decked patio, fenced perimeter and planted borders. A pedestrian timber gate leads to the front elevation.

Floor Plan

JAMES FULLARTON WAY

Approximate Gross Internal Area
603 sq ft / 56.0 sq m

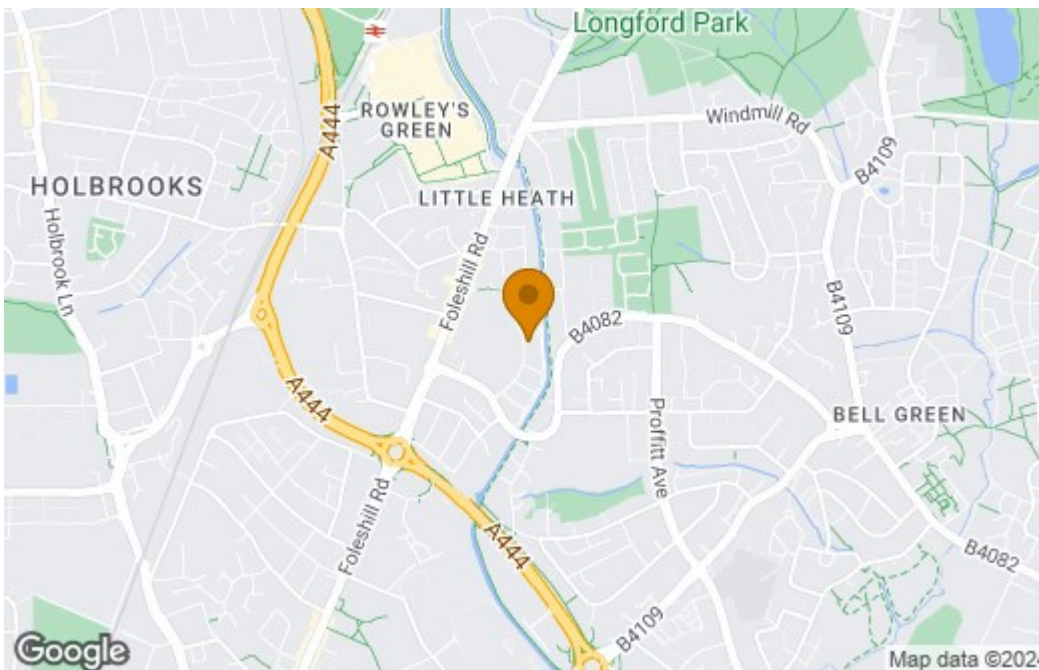


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 309 SQ FT

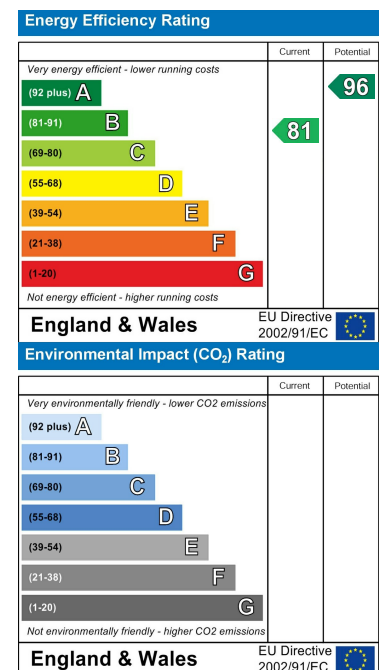
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 294 SQ FT

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.

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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