



# MATTHEW JAMES

Property Services



## 7 Hexby Close

Walsgrave, Coventry, CV2 2BT

Offers Over £240,000



ARE YOU LOOKING FOR YOUR NEXT INVESTMENT?.. FIVE DOUBLE BEDROOMS... FOUR SHOWER ROOMS... COMMUNAL SPACE... FULLY LET ACHIEVING £2475PCM... GREAT OPPORTUNITY... CLOSE TO COVENTRY UNIVERSITY HOSPITAL AND THE MOTORWAY NETWORK... ALL READY TO GO! Located in Walsgrave, this is a great opportunity to purchase your next investment property for your portfolio. Currently fully let achieving £2475 per calendar month, its an opportunity not to miss! Briefly comprising of five double bedrooms, three en-suites, separate shower room, open plan kitchen, front and rear gardens with off road parking to the rear! Call us now to book your viewing!



## Rear Garden

Being paved and having double opening gates for car access. A PVCu double glazed door then leads to the:

## Kitchen Dining Room

13'2 x 10'10 (4.01m x 3.30m)

Having a PVCu double glazed window to the rear elevation, a range of modern grey gloss wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space for a tumble dryer, two integrated ovens with hob and extractor over, tiling to all splash prone areas and door off that leads to:

## Bedroom Two

12' x 8'2 (3.66m x 2.49m)

Having a window to the rear elevation and door leading off to:

## Bedroom Two En-Suite

Having a walk-in shower enclosure, low level flush WC, wash hand basin, ladder style heated towel rail and tiling to all splash prone areas.

## Communal Space

8'9 x 8'3 (2.67m x 2.51m)

Having doors leading off to:

## Bedroom One

14'5 x 10'3 (4.39m x 3.12m)

Having a PVCu double glazed window to the front elevation and a door leading to the:

## Bedroom One En-Suite

6'5 x 2'6 (1.96m x 0.76m)

Having a walk-in shower enclosure, low level flush WC, wash hand basin, ladder style heated towel rail and tiling to all splash prone areas.

## First Floor Landing

Having doors leading off to:

## Bedroom Three

11'7 x 7'10 (3.53m x 2.39m)

Having a PVCu double glazed window to the front elevation. This room shares a shower room with room five.

## Bedroom Four

13'7 x 9'0 (4.14m x 2.74m)

Having a PVCu double glazed window and door leading off to the:

## Bedroom Four En-Suite

5'2 x 4'2 (1.57m x 1.27m)

Having a walk-in shower enclosure, low level flush WC, wash hand basin, ladder style heated towel rail and tiling to all splash prone areas.

## Bedroom Five

11'7 x 7'8 (3.53m x 2.34m)

Having a PVCu double glazed window to the front elevation. This room shares a shower room with room three.

## Separate Shower Room

4'10 x 4'5 (1.47m x 1.35m)

Used by Rooms three and five and consists of a walk-in shower enclosure, low level flush WC, wash hand basin, ladder style heated towel rail and tiling to all splash prone areas.

## Front Garden

Laid mainly to lawn with paved pathway that leads to the front door.

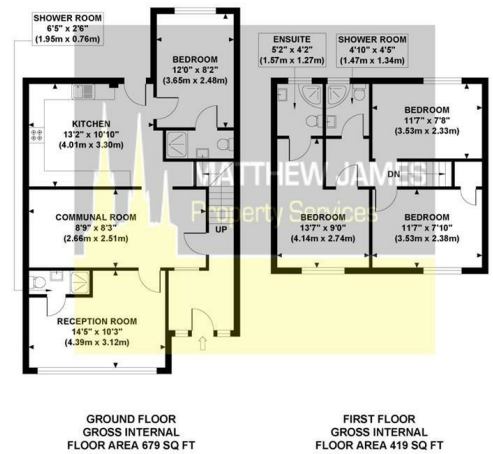
## Area Map



## Floor Plans

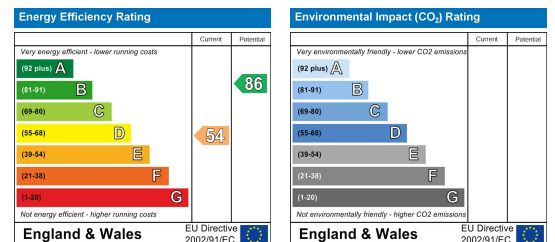
### HEXBY CLOSE

Approximate Gross Internal Area 1098 sq ft / 102.0 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.

## 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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