



**71 Drapers Fields, Coventry, CV1 4RA**  
**Offers Over £140,000**

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!

## Communal Areas



Having secure communal door and stairs lead off to the first floor and access in through the front door into the:

## Entrance Hallway



Having airing cupboard, storage cupboard, security intercom system and doors leading off to:

## Family Bathroom

(Not Measured) Having a panel bath with electric shower over, low level flush WC, extractor and tiling to all splash prone areas.

## Bedroom One

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



Having a double glazed window to the rear elevation and built-in wardrobes to two walls.

## Bedroom Two

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



Having a double glazed window to the rear elevation and built-in wardrobes to two walls.

## Living Room

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



Having a double glazed window to the side elevation and door that leads to the:

## Kitchen

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

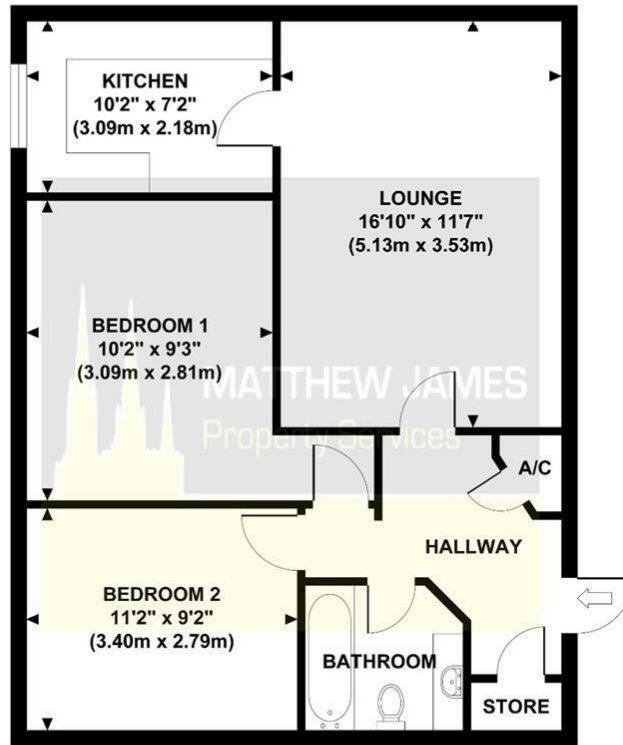


Having a double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, integrated oven with hob and extractor over, space and plumbing for a washing machine, space for a dishwasher, space for a fridge freezer and modern tiling to all splash prone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

# Floor Plan

## 71 DRAPERS FIELDS

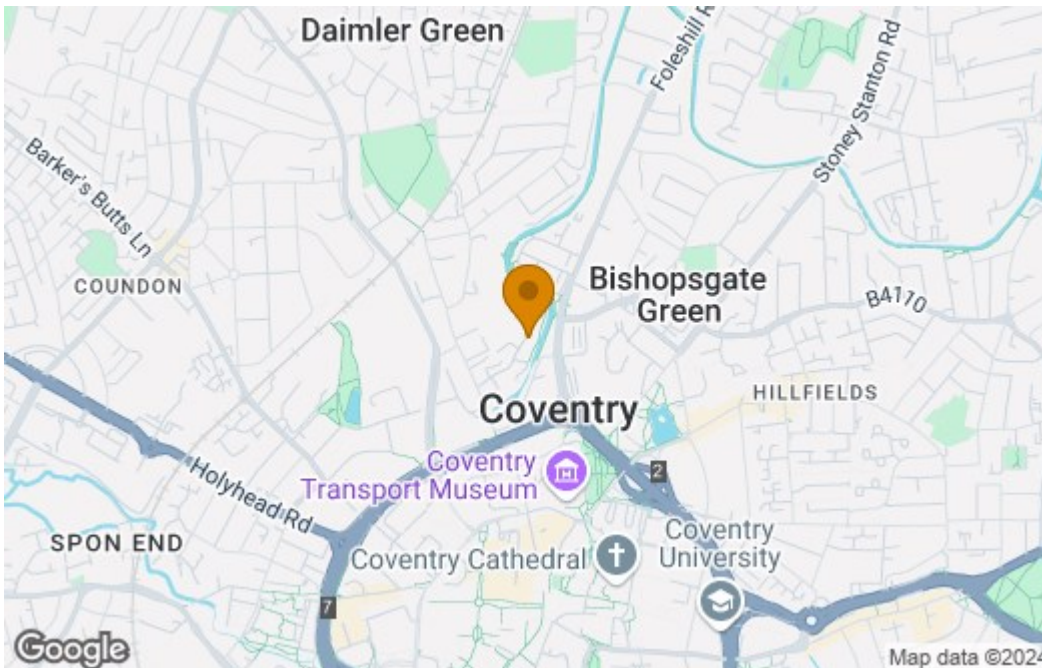
Approximate Gross Internal Area 647 sq ft / 60.10 sq m



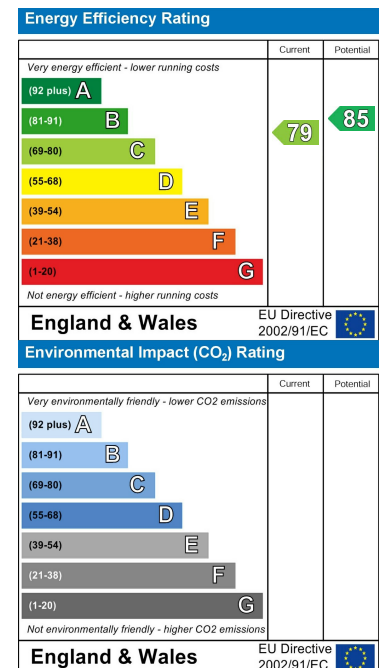
**GROSS INTERNAL FLOOR AREA 577 SQ FT**

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.

# 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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