



Trusted
Property Experts



Woodway Lane
CV2 2LF

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CASH BUYERS

Shortland Horne are pleased to bring to market this spacious and well-presented first floor two double bedroom maisonette, located on the popular Woodway Lane. Situated on the east side of Coventry, the property is ideally positioned close to local amenities, University Hospital Coventry & Warwickshire, and offers easy access to major motorway links including the M6 and M69.

The property offers generous accommodation throughout and would be well suited to investors or downsizers, with an anticipated rental income of over £800 pcm.

The accommodation comprises a welcoming entrance hallway with stairs leading to the first floor, a spacious lounge with feature fireplace, providing ample space for both living and dining. There is also a fitted kitchen offering a range of wall and base units and space for appliances, and an integrated stainless steel Zanussi oven, electric hob and extractor hood.

There are two well-proportioned double bedrooms, with bedroom one benefiting from a walk-in wardrobe. The accommodation is completed by a family bathroom, fitted with a bath with electric shower over and towel radiator.

Further benefits include UPVC double glazing, gas central heating via a combination boiler, and a garage located to the front of the property.

Viewing is highly recommended.

GOOD TO KNOW:

Tenure: Leasehold

Lease Length: 46 Years

Ground Rent / Service Charge: £60.50 every 6 months (subject to review)

Vendor's Position: No Chain

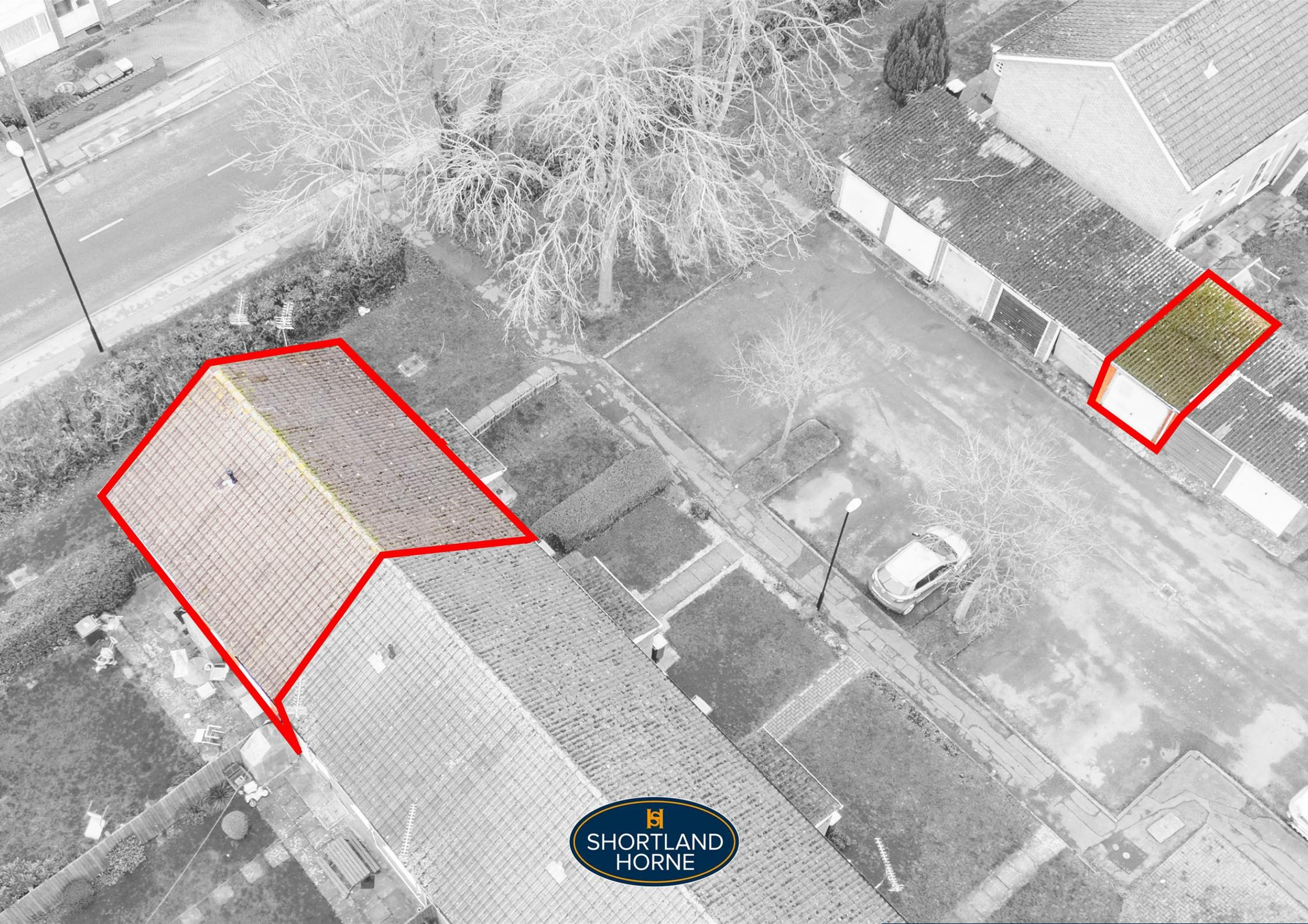
EPC Rating: C

Total Area: Approx. 629 sq ft

PLEASE NOTE: Lease details are provided for guidance purposes only and we would respectfully request that you seek clarification of the exact terms of the lease via your solicitor









Dimensions

Entrance Hallway

Lounge

3.40m x 4.93m

Kitchen

2.57m x 2.64m

Bedroom One

3.00m x 4.17m

Bedroom Two

2.95m x 2.08m

Bathroom

1.68m x 1.85m

Garage



Floor Plan



Total area: 629.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

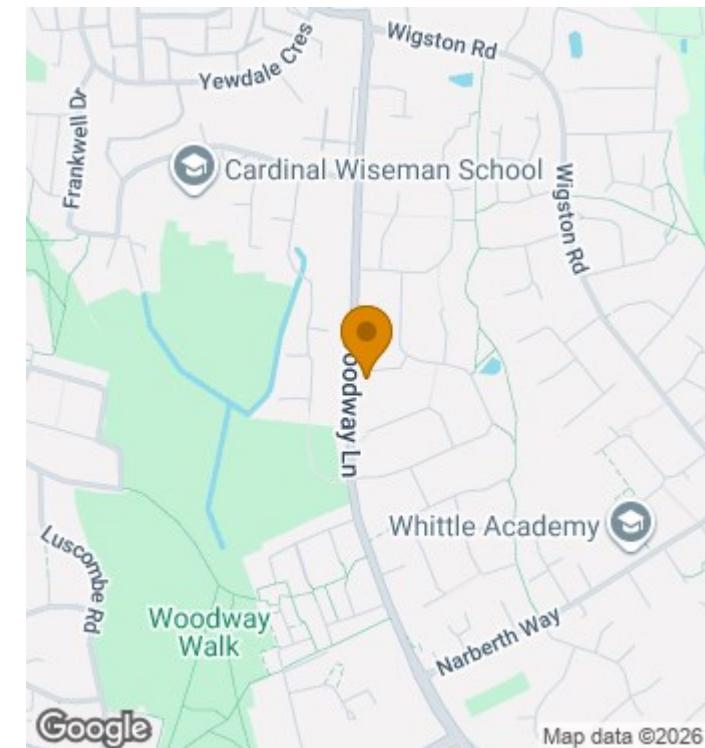
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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