



Whitley Village, Off London Road, Whitley  
Offers Over £130,000

complete   
ESTATE AGENTS

# Whitley Village, Off London Road, Whitley, Coventry

This is a fantastic opportunity for first time buyers and investors, this is a well maintained first floor flat. The rooms are a good size and the location is great! You also get a large garage, storage room and a long lease.

The current owners have replaced and renewed everything within the property over the last 8 years or so and have said they've enjoyed their time in this property even getting to watch wildlife to the rear of the property which they love. to arrange your viewing call 02476 017701

## Communal entrance

Well maintained leading to the four properties.

## Entrance hall

With space for shoes and coats and access to the property.

## Living room 15'5" x 10'5" (4.7 x 3.2)

A good size living space with view over the greenery to the rear.

## Kitchen 9'2" x 7'2" (2.8 x 2.2)

Well appointed with a fitted oven and electric hob, plenty of work surface and storage too.

## Bedroom one 12'9" x 9'6" (3.9 x 2.9)

A good size double bedroom with large built in wardrobes.



## Bedroom two 9'2" x 6'6" (2.8 x 2)

A good size bedroom currently used as a dining room.

## Bathroom

A white three piece suite with a shower cubicle and electric shower, finished with tiled walls.

## Garage

To the rear of the property its an oversized single garage with a good size storage room to the rear.

## Tenure

Leasehold - 149 years remaining.

## Local Authority

Coventry City Council

## Viewing

Strictly by appointment only via Complete Estate Agents

## Council tax band

A - Source - Gov.uk

## Location

Coventry is a cathedral city in the heart of England. Surrounded by beautiful Warwickshire countryside and part of the West Midlands region, Coventry is home to over 300,000 people making it the 11th biggest city in the UK. Coventry's history lies in manufacturing, with British cycle and motor history very much rooted in the city. Coventry was also famed for its ribbon industry and watch/clock making, although innovative technologies, retail, tourism and leisure now complement the more traditional areas of manufacturing. The city has two universities – the city centre-based Coventry University and the University of Warwick on the southern outskirts. Coventry is well connected by rail, with a direct service from Coventry to London Euston taking just 59 minutes. The M6, the M69 and the A45 are the city's main road links.

## Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available at weekends. Please contact us for more information on our conveyancing service.

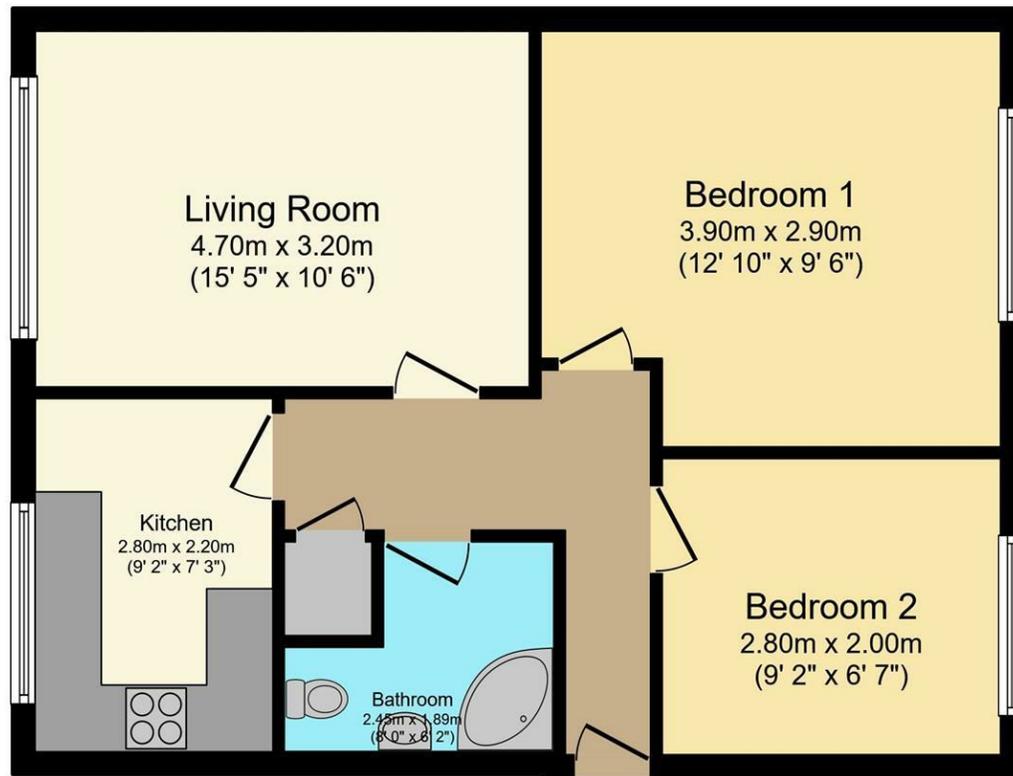


## Mortgage Advice

Complete Estate Agents work in partnership with C&W Financial services we can offer professional mortgage advice, from independent mortgage advisors they will help to source a product that will suit your budget and needs from virtually the whole of the mortgage market.

## Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and comprehensive marketing with local and internet advertising will get your property seen in all the right places. Please contact us today to arrange your property appraisal.



**Floor Plan**

Floor area 56.7 sq.m. (611 sq.ft.) approx

Total floor area 56.7 sq.m. (611 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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