



PROPERTY
SERVICES
LIMITED

87 Grafton Street

, Coventry, CV1 2HX

Offers Over £250,000

This 3 storey property is well presented throughout, within walking distance to the City Centre (5 minutes) as well as being close to the popular Fargo Village & local amenities.

The property comprises of the following,

- Entrance Hallway
- Kitchen - High gloss cabinets & tiling throughout.
- 2 Spacious reception rooms
- Ground Floor Shower Room - large modern shower which is fully tiled
- 4 Double Bedrooms (2 to the first floor and 2 to the second floor)
- 2nd Floor Family Bathroom
- Garden - Large low maintenance garden to the rear of the property.

Coventry City Council Tax Band - A
EPC - D
This a freehold property, GCH and double glazed throughout.

Early viewings highly recommended to ensure you do not miss out on a great opportunity.

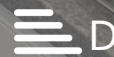
Offers Over £250,000

1. MONEY LAUNDERING REGULATIONS - Intending Purchasers Will Be Asked To Produce Identification Documentation At Offer Stage And We Will Ask For Your Co-operation In Order That There Will Be No Delay In Agreeing The Sale
- 2: These Property Particulars Do Not Constitute Part Or All Of An Offer Or Contract.

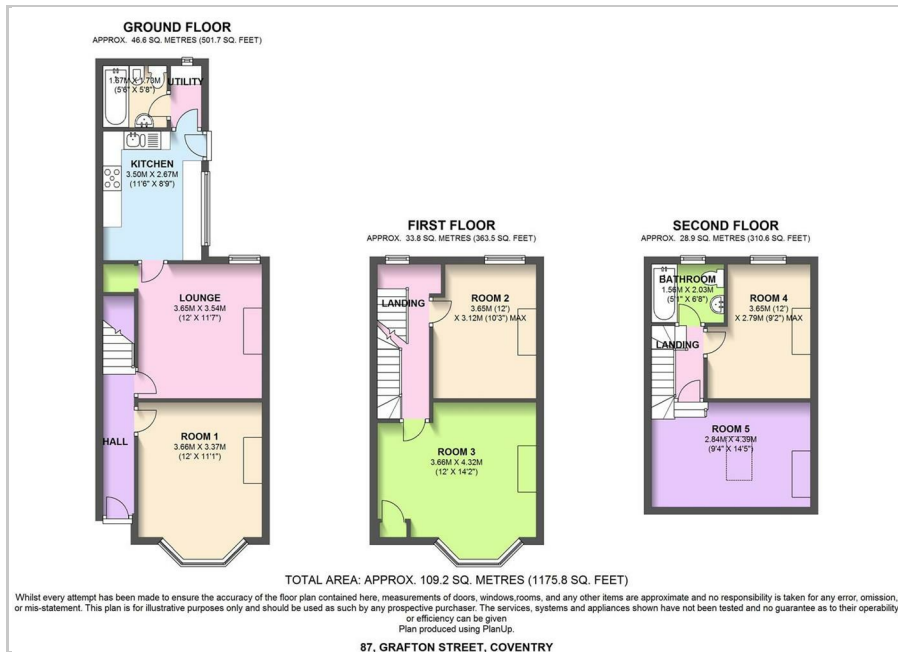
- INVESTMENT OPPORTUNITY
- FAMILY HOME
- 5 BEDROOMS

Viewing

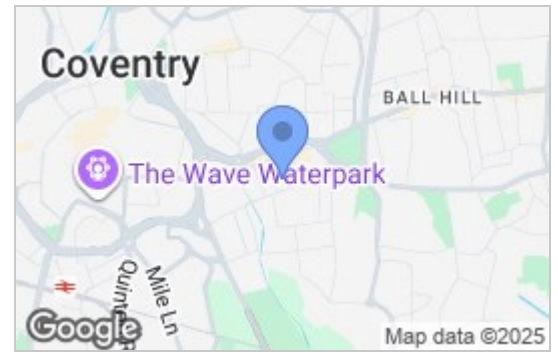
Please contact our GLB Office on 02476 433416 if you wish to arrange a viewing appointment for this property or require further information.



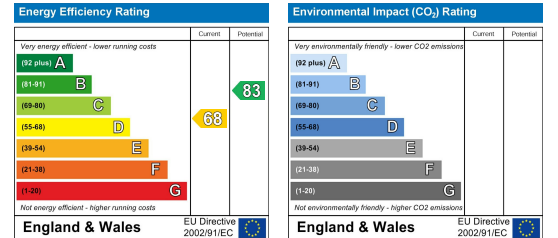
Floor Plan



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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