

**Ellacombe Road
Broad Park
Asking Price £245,000**



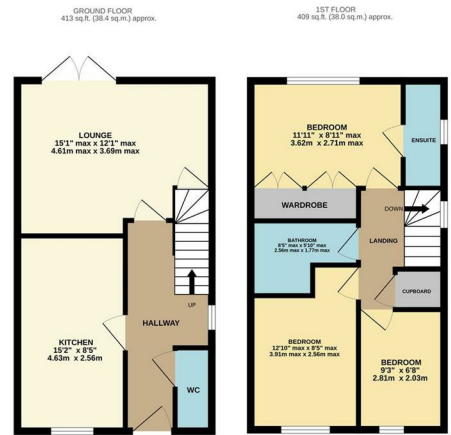
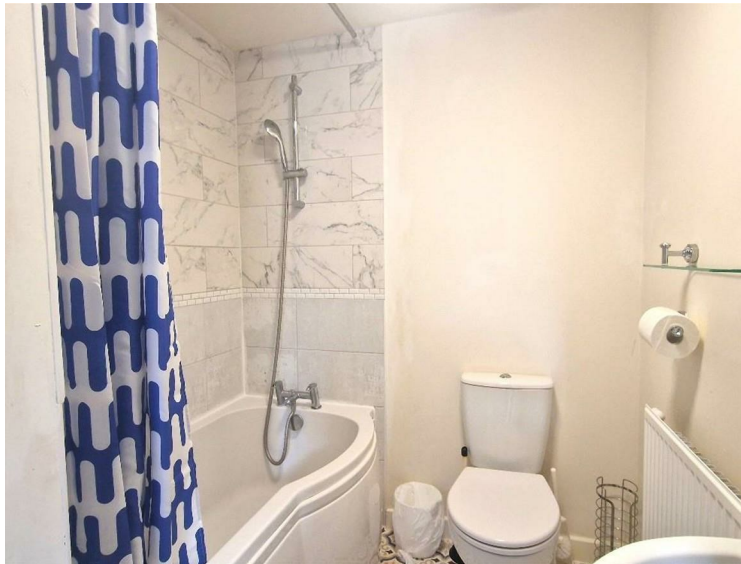
Situated within the popular Broad Park development, this modern semi-detached home on Ellacombe Road offers well-presented accommodation ideal for both homeowners and investors alike. Built circa 2021, the property benefits from contemporary fittings, efficient layout and a convenient residential setting.

The ground floor comprises a welcoming hallway, WC, spacious lounge with French doors opening onto the rear garden, and a fitted kitchen/dining area. To the first floor are three bedrooms, including a principal bedroom with en-suite, alongside a family bathroom.

Externally, the property offers a private rear garden and off-road parking. The home is well positioned for access to Coventry city centre, University Hospital Coventry & Warwickshire, and a range of local amenities, schools and transport links including the M6 and A444.

Currently tenanted at £950 PCM, the property presents an attractive investment opportunity and can be purchased with the tenancy in situ. Alternatively, it can be purchased vacant.

- EPC Rating: B
- Modern semi-detached home (circa 2021)
- Three well-proportioned bedrooms
- En-suite to principal bedroom
- Spacious lounge with French doors to garden
- Fitted kitchen with dining area
- Ground Floor W.C.
- Private rear garden & off-road parking for 2 cars
- Currently let at £950 PCM – available with tenants in situ or vacant possession (subject to notice)
- Council Tax Band: B



PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Freehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.

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