Swan Lane Stoke Coventry CV2 4GB

£135,000

cartwright hands

Swan Lane

Stoke Coventry

- Two Bedrooms
- Living Room
- Dining Room
- Kitchen
- Garden
- Tenure Freehold
- Council Tax Band A
- EPC D (59)

This is a great renovation project situated within easy reach of the local shops and amenities as well as easy access to the City Centre.

The Accommodation features: living room, dining room, kitchen, bathroom, two double bedrooms, enclosed garden to the rear.

On the ground floor

Lounge
Door to front, double glazed window to front, radiator.

Dining Room
Double glazed window to rear, fireplace, radiator, stairs to first floor, door to kitchen.

Kitchen
Double glazed window to side, range of wall and base unit cupboards and drawers, one and quarter bowl stainless steel sink and drainer, integrated four ring gas hob and electric oven, double glazed door to garden.

Bathroom
Opaque double glazed window to side, panelled bath with shower, low level WC, wash hand basin, radiator.

On the first floor

Bedroom 1
Double glazed window, radiator.

Bedroom 2
Double glazed window, radiator.

Garden
Well stocked garden, lawn and flower beds with flowers plants, bushes and trees.

Ground Floor

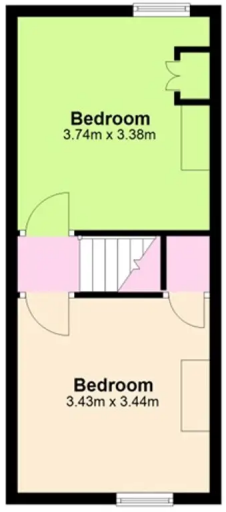
Approx. 39.0 sq. metres

Total area: approx. 67.4 sq. metres

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

First Floor

Approx. 28.4 sq. metres



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Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you

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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.

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