





121 Morris Avenue, Coventry, CV2 5GS

£370,000

73 Barker Butts Lane, Coventry, CV6 1DU
024 7667 5288

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https://maisonestates.co.uk/

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***MUCH IMPROVED VASTLY EXTENDED TRADITIONAL BAY FRONTED 4 BEDROOM END TERRACE WITH 2 BATHROOMS, DRIVEWAY, GARAGE, EXPANSIVE REAR GARDEN *** Popular residential Location near COVENTRY UNIVERSITY Hospital boasting exceptional Amenities. NO UPWARD CHAIN.

4 2 1 C

Council Tax Band: C





FINE Homes in Wyken

Beautifully presented largely extended end Terrace family home in 'Wyken CV2', a popular residential location boasting exceptional Amenities; access to local shops, Retail Parks and schools (STOKE PARK Comprehensive, CALUDON CASTLE Academy, RAVENSDALE Primary, WYKEN CROFT Primary), sports and leisure facilities with 'COPSEWOOD Grange' Golf Course, two health and fitness centres nearby, road/transport links to City Centre, M69, A46, A444 and plenty More... Great commutability to COVENTRY UNIVERSITY Hospital, JLR (Whitley), PSA Peugeot Citroen (Stoke), Walsgrave Triangle and Binley Business Parks.

High level of specification includes:
- Spacious lounge diner.
- Extended stylish kitchen with pitched glass roof and French doors leading to the rear garden.
- UTILITY Room to accommodate washing machine and separate dryer.
- Downstairs W/C.
- 4 Bedrooms (Master & 2nd floor bedroom with floor to ceiling Wardrobes & 2nd floor bedroom with EN-SUITE).
- Spacious tiled bathroom with bath tub and separate Shower cubicle.
- 3 W/C's.
- Expansive Garden with a combination of decking, lawn and artificial turf.
- Block paved Driveway for 2 cars.
- Rear garage with two points of access.
- Security alarm system.

TENURE:
- Freehold
- Council Tax Band: C
- Sold with Vacant possession, NO CHAIN.

VALID CERTIFICATIONS:
- Energy Performance Certificate (Rate: C) expiry: September 2036

DIMENSIONS (to widest point): See Floorplan.

1) Disclaimer for virtual showings:
If you make an offer based solely on a virtual showing then MAISON Estates Ltd will not accept any liability for errors in the information supplied, including but not limited to, dimensions, video and images. Should you submit an 'offer to purchase' a property then you accept that any representations made in relation to the property are based on virtual information provided by the Vendor only. MAISON Estates Ltd is not responsible for this information or its accuracy. You are advised to make further enquiries if in any doubt before confirming your offer or completion of sale.

2) Buyers are recommended to undertake a survey and check catchment areas for schooling. Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck them.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order.

The photographs and video recordings depict certain parts of the property. Buyers should not assume that any contents are included in the sale and that the property remains in the condition as photographed.

MONEY LAUNDERING REGULATIONS 2003
Potential buyers will be asked to supply formal identification once an 'offer to

purchase' has been agreed.

Contact MAISON Estates for further information.











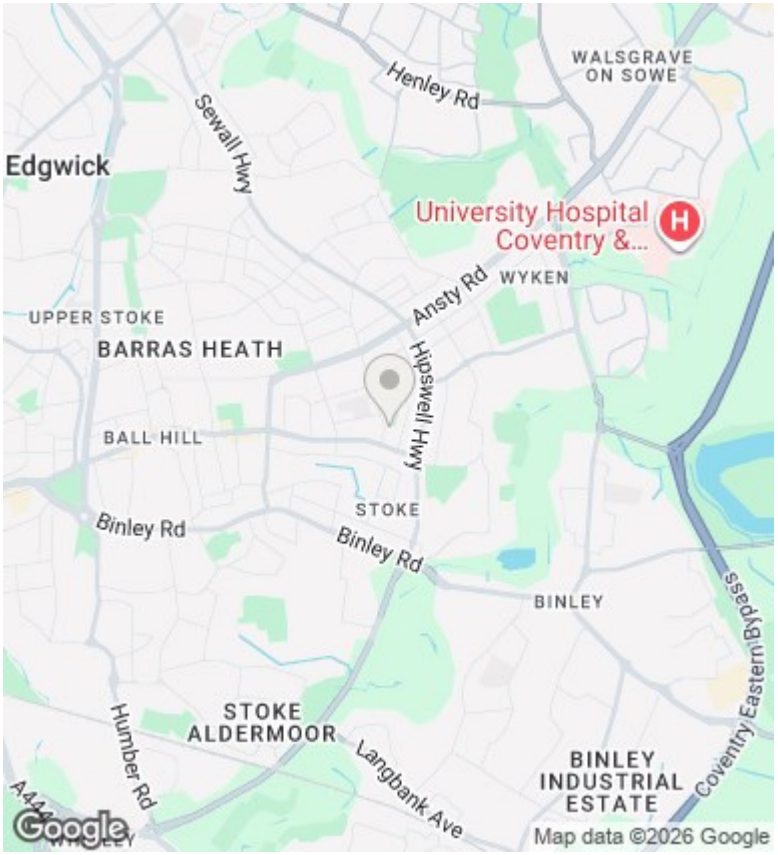





TOILET RULES







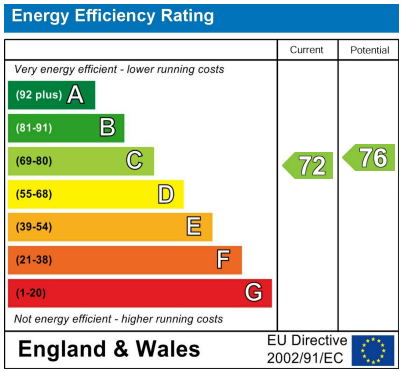
Directions

Viewings

Viewings by arrangement only. Call 024 7667 5288 to make an appointment.

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C



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