





31 Dalwood Way, Longford, Coventry, CV6 6JL

£125,000

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

sales@maisonestates.co.uk
https://maisonestates.co.uk/

31 Dalwood Way, Coventry CV6 6JL

SITTING TENANTFREEHOLD***NO GROUND RENT***NO SERVICE CHARGE*** GREAT BUY TO LET OFFERING*** UNIQUE ONE BEDROOM HOUSE in popular Longford, CV6, within close proximity of CBS ARENA, road/transport links (A444, M6, Bedworth, Nuneaton and Birmingham) and plenty More...

1 1 1 D

Council Tax Band: A





****A GREAT BTL INVESTMENT WITH SITTING TENANCY, FREEHOLD, NO SERVICE CHARGE OR GROUND RENT***

UNIQUE ONE BEDROOM HOUSE in popular Longford, CV6 boasting excellent Amenities; within close proximity of COVENTRY BUILDING SOCIETY ARENA, GALLAGHER Retail Park, road/transport links (A444, M6, Bedworth, Nuneaton and Birmingham), LONGFORD Park and plenty More...

The property features a new UPVC Porch, front/side facing lounge diner, fitted kitchen, dual aspect bedroom, family bathroom, front garden and allocated Parking. New windows installed in 2023, and gas central heating boiler in 2022.

TENURE:
- Freehold
- Council Tax Band: A.
- Rented: Assured Periodic Tenancy for £750 (Long established tenancy from August 2014).

VALID CERTIFICATIONS:
- EPC Rating: D (68). Expiry date: 12/06/2030.
- EICR (Electrical Installation Condition Report): Expiry 10/4/2031.
- Gas Safety Certificate: Expiry date: 24/3/2027.

FOR FURTHER INFORMATION & SHOWING
Contact MAISON Estates.

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.

Tenure information should be checked and confirmed by a solicitor.

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 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.

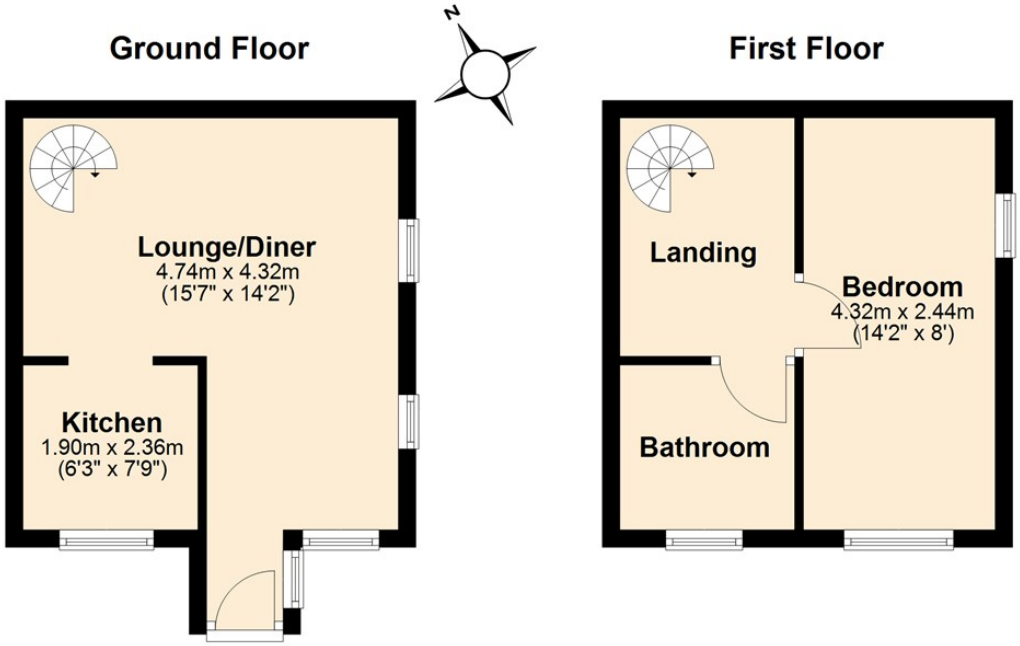
MONEY LAUNDERING REGULATIONS 2003
Potential buyers will be asked to supply formal identification once an 'offer to purchase' has been agreed.

Please consult Maison Estates for further information.

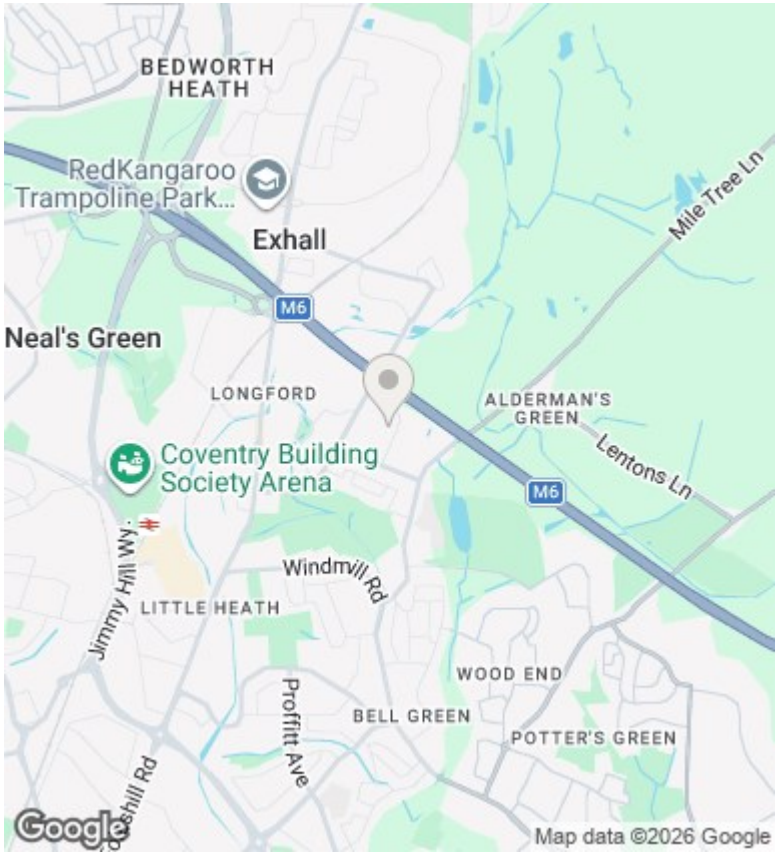

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Please note: Any measurements displayed are to be used as a guide only.
Plan produced using PlanUp.



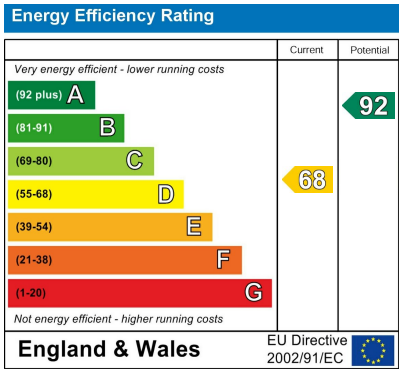
Directions

Viewings

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

Council Tax Band

A



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