



HR ESTATE AGENTS

2 Bedrooms

Flat

Offers Over

£105,000

Located in

Coventry





# The Barley Lea

Coventry | | CV3 1DS



Welcome to The Barley Lea, a beautifully refurbished first-floor flat. This delightful property boasts two generously sized double bedrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable living space.

Spacious lounge that is perfect for relaxation and entertaining. The lounge features a lovely balcony, providing a charming outdoor space to enjoy your morning coffee or unwind in the evening. The flat has been fully decorated throughout, ensuring a fresh and modern feel.

The newly fitted kitchen is a standout feature, with ample storage, making it a joy to cook in. The bathroom is well-appointed, offering both style and functionality.

Conveniently located, this property is just a stone's throw away from local amenities, ensuring that you have everything you need within easy reach. Public transport is also readily available, with a bus stop located right outside, making commuting a breeze. Additionally, there are several local schools nearby, making this flat an excellent choice for families.

In summary, The Barley Lea offers a perfect blend of comfort, style, and convenience in a sought-after location. This flat is ready for you to move in and make it your own. Don't miss the opportunity to view this charming property.

# The Barley Lea

£105,000 Leasehold



- Recently refurbished flat, Newly fitted modern kitchen
- Two double bedrooms, First floor location
- Near amenities and shops, Viewing highly recommended
- Fully decorated throughout, Spacious lounge with balcony
- Bus stop right outside, Close to local schools

FIRST FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



TWO BEDROOM FIRST FLOOR FLAT  
TOTAL FLOOR AREA: 764sq.ft. (71.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Council Tax Band A

### Local Authority Coventry city council

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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