



 **2**
Bedrooms

 **1**
Bathroom



****NO ONWARDS CHAIN**POTENTIAL YIELD OF OVER 7%**** For sale a beautifully presented two-bedroom terraced family home is a gem waiting to be discovered for first time buyers or investors. Boasting easy access to major transport links such as A444 and M6, as well as being close to the bustling Coventry City Centre, Foleshill Road, AT7 sports Centre, this property offers convenience.

Upon entering, you're greeted by two welcoming reception rooms adorned with charming feature fireplaces, perfect for cozy evenings with loved ones. The fitted kitchen, complete with an oven and electric hob, while the ground floor's part-tiled bathroom ensures convenience.

Venture upstairs to find two generously sized double bedrooms, with the front master bedroom featuring a convenient built-in storage cupboard. Outside, a low-maintenance front garden while the rear garden offers a lush lawn, ideal for al fresco dining and entertaining guests.

Benefiting from double glazing and gas central heating throughout, this home ensures comfort all year round. Plus, with no onward chain and external wall insulation, you can move in hassle-free and enjoy peace of mind.

Whether you're a first-time buyer seeking your perfect starter home or an investor looking for a lucrative opportunity, this property ticks all the boxes. Don't miss out on the chance to make this house your home – call now to arrange an internal inspection!

Good to know:

Tenure - Freehold

Internal area - 754 Square foot

EPC Rating – D

Council Tax Band – A - £1,530pa.

If modernised we expect the property to active around £895pcm, giving a yield of over 7%.

Boiler – located in the kitchen – brand Logic – estimated but not confirmed to be around 7 years old.

Loft – access via front bedroom cupboard – no ladder, not boarded.

Rear garden is estimated to be around 120 foot long.

The utility meters and consumer unit is located in the front reception room.

Measurements in feet.

Front reception - 11.17 x 11.89

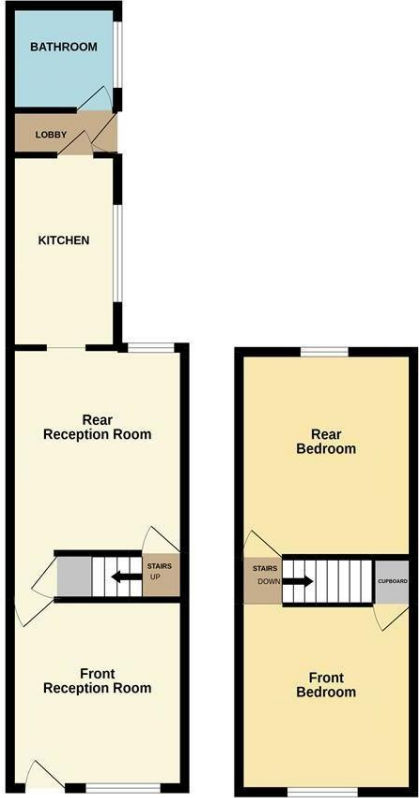
Rear reception - 11.79 x 11.21

Kitchen - 7.79 x 5.93


Bathroom - 9.24 x 5.87

Front bedroom - 11.90 x 11.19

Rear bedroom - 11.73 x 11.16



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 46a Red Lane, CV6

