



38 Culworth Court,
Coventry, CV6 5JZ

Offers in the region of £50,000

For Sale



- First Floor Flat
- In need of redecoration & updating
- Hallway, Lounge, Kitchen
- 2 Bedrooms & Bathroom
- Garage
- We have recently let a similar flat at £600pm
- Cash buyers only as 45 years remain on Lease

Location: Along Foleshill Rd to The General Wolf shops, right at the lights into Station Street East, left into Eld Rd and left into Culworth Court

**Paul
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Homes**

Email: enquiries@covagent.co.uk

Call **02476 258492**

Website: www.covagent.co.uk



Floorplan

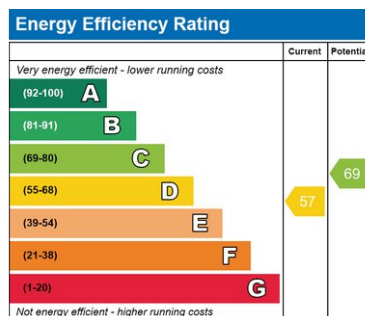
For identification purposes only- NOT TO SCALE
Position of doors & windows are approximate



This 2 bedroomed flat is located just off of the Foleshill Rd with great public transport links and easy access to the City Centre as well as Nuneaton, Bedworth and the motorway network.

The property is just yards from the General Wolfe shopping area offering local shops and amenities on the doorstep.

The property requires redecoration and updating throughout but once this has been completed it could be a valuable rental investment as we let a similar property on the same development in August 2023 for £600 pcm.



Hallway	With store cupboard leading off
Lounge.	4.11 x 3.00 - (13'6" x 9'10") With double glazed front window.
Kitchen	1.70 x 2.90 - (5'7" x 9'6") With double glazed window, range of base and wall cupboards, stainless steel sink, gas cooker point.
Bedroom 1	3.05 x 2.74 - (10'0" x 9'0") With double glazed window
Bedroom 2	3.23 x 1.90 - (10'7" x 6'3") With double glazed window
Bathroom	With bath, vanity basin and WC. Double glazed window
Garage	Located in a nearby block

These details were prepared following our inspection, and information provided by our clients, when the property was first placed on sale. Every care has been taken to ensure accuracy, but these details, including measurements, are for general guidance only. We have not carried out any form of survey on the property or tested any appliances or services and cannot verify they are in working order or fit for purpose and would advise a buyer to satisfy themselves by inspection and/or professional advice in relation to this or any other aspect of these details.

Tenure	Leasehold - 99 year lease from 1 Jan 1970- 45 years remaining. Ground rent - £35 pa Service charge - £100 pm <i>(above subject to legal confirmation)</i>
Council Tax	Band A

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