



**Fawley Close
Coventry
West Midlands
CV3 3AJ**

Offers in Excess of £117,000

bettermove

Fawley Close

Coventry

Bettermove are pleased to welcome to the market this charming three bedroom second floor flat in Willenhall, available with no forward chain - welcoming cash buyers only.

The property is leasehold with approximately 120 years remaining on the lease; the ground rent is £70 per annum and the service charge is approximately £600 per annum. The council tax band is A.

The interior of this well-presented property consists of a spacious lounge, separate fitted kitchen, three bedrooms and the family bathroom. There is a private balcony off the lounge, perfect for enjoying the summer months.

Located in the popular area of Willenhall, the property is close to a range of local amenities including supermarkets, shops, restaurants and pubs. Excellent transport links can be found from the A46, A45, A4114, A4600, M6 and Coventry central rail station.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove on 0330 004 0050.

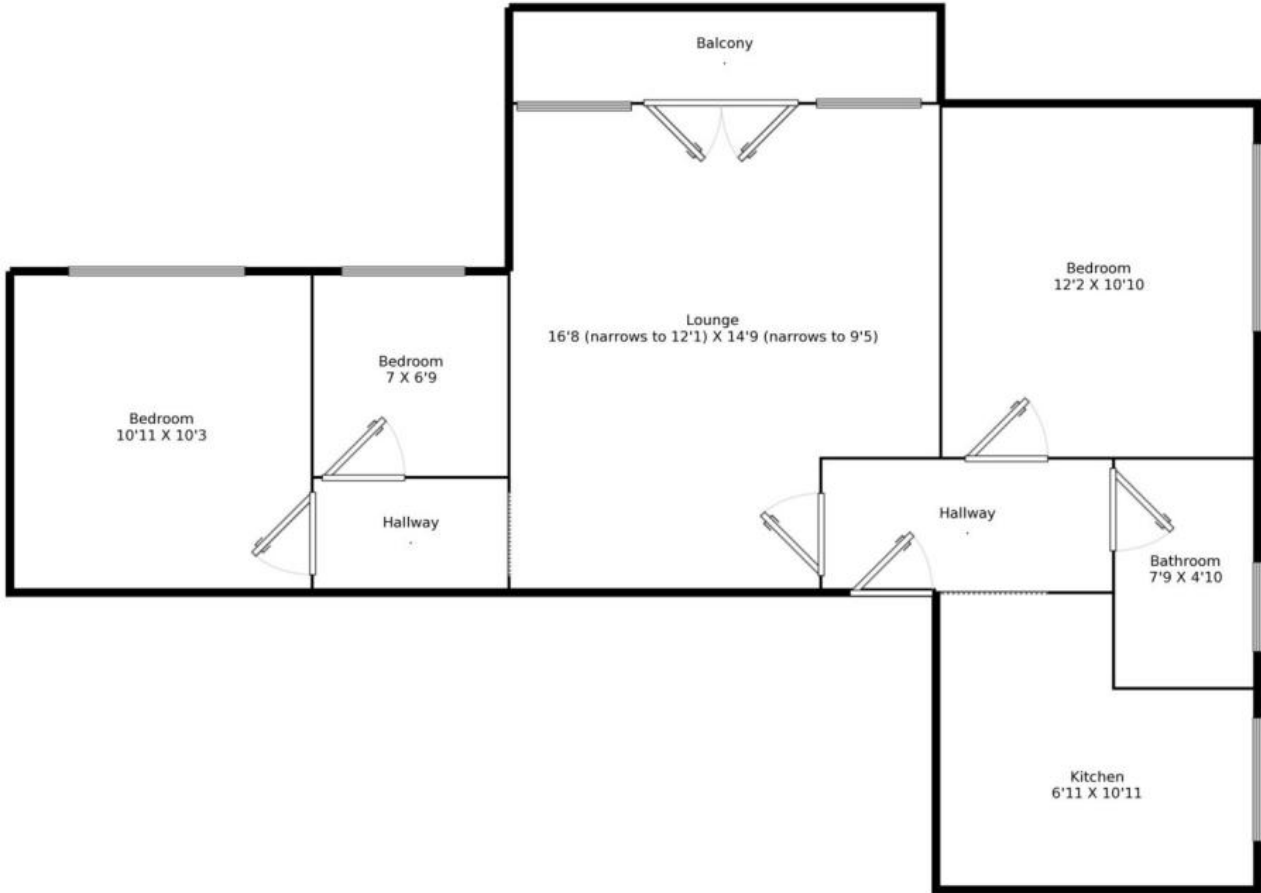
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Ground Floor
Floor Size: 72.1 m², 775.9 ft²



Measurements are approximate. Not to scale. For illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(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	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk