



ROBIN JONES  
ESTATE AGENTS



## 16 Warwick Street, Earlsdon, Coventry, West Midlands. CV5 6ET

Detached House With Off Road Parking For Several Cars. Three Double Bedroom Over Two Floors, Lounge, Fitted Kitchen & Modern Shower Room. Easy Access To Earlsdon High Street. Energy Rating TBC.

There is great potential for further extension/expansion of the property, if required, subject to any necessary consents.

Original lease of 999 years from 1st January 1979 with rent of £1 per annum for office use with consent not to be unreasonably withheld for any other purpose. A term of 958 years is left on the lease.



Offers in Excess of £250,000 Leasehold

## PROPERTY DESCRIPTION

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On 20 May 2011 Planning Permission was granted by Coventry City Council for a Change of Use from offices to Residential Accommodation [App No. FUL/2022/0768 resubmission FUL/2011/0414].

Since May 2011 the property has been used for residential purposes.

There is an AXA Indemnity Insurance Policy in place for use as a residential dwelling [which description includes a flat].

Prior to agreeing any offer we suggested that any intended Purchaser fully discusses the terms of the lease, planning permission for a change of use, use of the property and the Indemnity Policy with their solicitors.

We would wish to advise that a member of the Robin Jones staff has a financial interest in this property.

## FEATURES

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- Detached House With Off Road Parking For several Cars
- Lounge, Fitted Kitchen & Modern Shower Room.
- Three double bedrooms
- Short Walk To Earlsdon High Street
- Energy Rating TBC
- Great potential for further extension/expansion of the property,



## ROOM DESCRIPTIONS

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### Living Room

3.83m x 3.38m (12' 7" x 11' 1")

### Fitted Kitchen

3.99m x 1.73m (13' 1" x 5' 8")

### Shower Room

Having modern white suite and shower.

### Bedroom 1

3.71m x 3.38m (12' 2" x 11' 1")

### First Floor Bedroom Two

3.71m x 3.38m (12' 2" x 11' 1")

### Bedroom 3

3.40m x 3.38m (11' 2" x 11' 1")

### Outside

There is an enclosed paved rear garden with side access.

### Parking

There are three parking spaces.

### IMPORTANT INFORMATION

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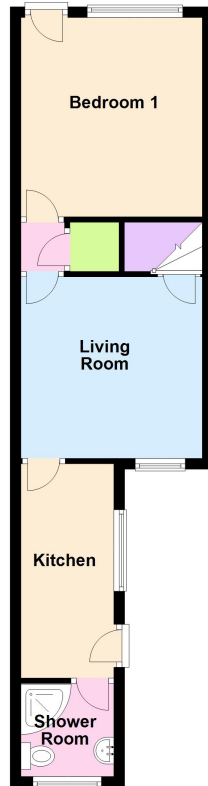
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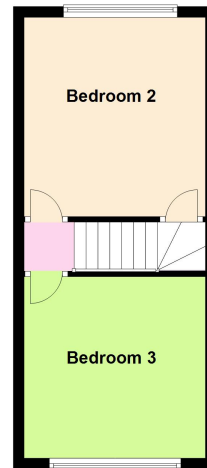
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# FLOORPLAN

**Ground Floor**  
Approx. 38.0 sq. metres (408.9 sq. feet)



**First Floor**  
Approx. 27.7 sq. metres (298.5 sq. feet)



Total area: approx. 65.7 sq. metres (707.5 sq. feet)