



Photography by

Coopers

**55 Cockcroft Avenue,
Wyken, Coventry**



55 Cockcroft Avenue,

Wyken, Coventry, CV2 3QP

This fantastic, almost-new build property has the benefit of many upgrades from the standard specification and is offered for sale with the benefit of no upward chain.



Step inside and the bright and airy hallway has upgraded tiled flooring that leads right through into the kitchen and downstairs toilet. The kitchen is well fitted with an integrated gas hob, electric oven, fridge/freezer and washing machine. To the rear of the ground floor is a good sized living room with a useful under-stairs storage cupboard and French doors to the garden. Upstairs are two double bedrooms and a bathroom with toilet, sink and a shower over the bath. Outside there is an allocated parking space, small front garden and a back garden with rear gated access. We are informed there is a charge of £150 per year for maintenance of the verges and communal lawn areas.

- Two bedroom end-of terrace home
- Almost new
- Upgraded finishes from the standard specification
- Allocated parking space
- No chain
- Annual charge of £150 to cover maintenance of the communal verges

Offers In Excess Of

£170,000



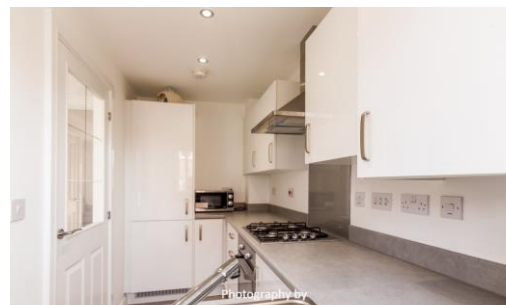
Lounge



Lounge



Kitchen



Kitchen



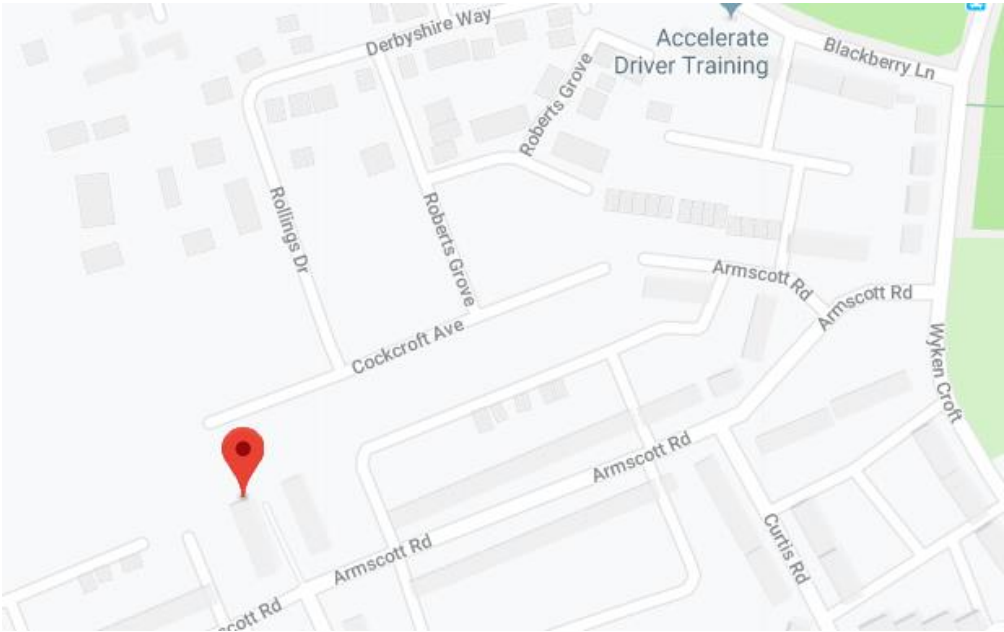
Bathroom



Bedroom One



Bedroom Two



Rear Garden

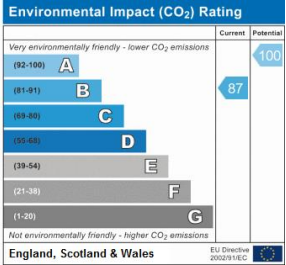
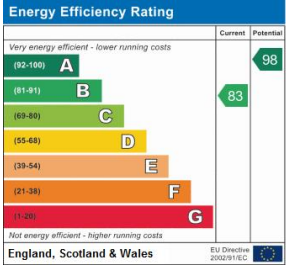


Rear Garden

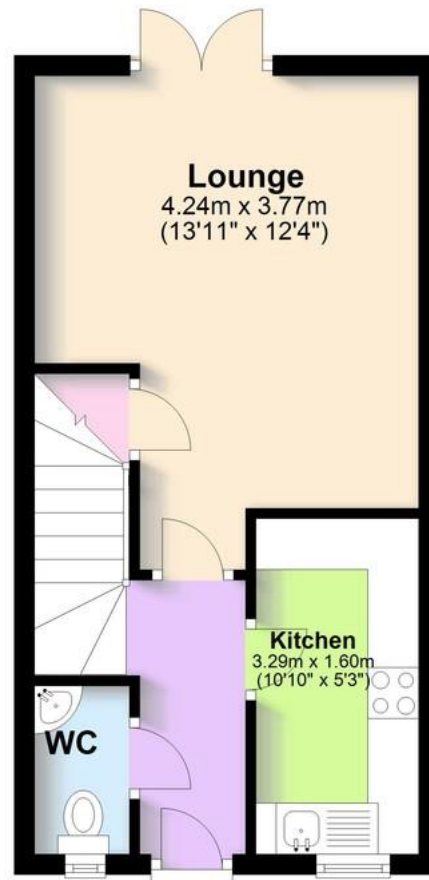
Tenure
We are verbally told that this property is Freehold. This will be checked through Solicitors.

Fittings & Fixtures
Only the fittings and fixtures mentioned herein are included within the proposed sale of this property. All others are specifically excluded unless otherwise agreed in writing.

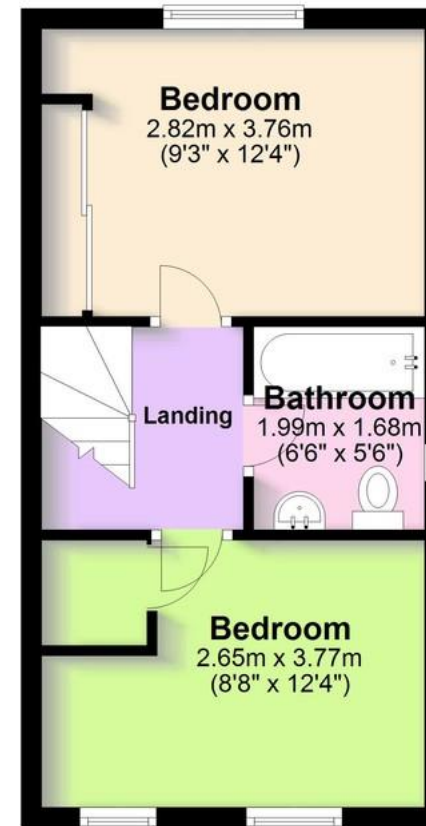
Council tax
According to valuation Office Website enquiries this property is in Band C



Ground Floor



First Floor



This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.

Plan produced using PlanUp.

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