



Fieldview Close, Exhall, Coventry **Offers Over £50,000**







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### Property Description

Expect to be impressed when you enter this well presented first floor Maisonette. Accommodation briefly comprises Entrance Hall, Lounge, Kitchen, Two Double Bedrooms and Bathroom. Externally the private rear garden is lawned and enclosed by fence and gate. Viewing is a must to fully appreciate everything this home has to offer. A copy of the EPC will be available on request. EPC Grade E.

### Our View

Whether you're looking for your first step on the property ladder or downsizing, this home really should be your first point of call. Situated in this sought after location there is much to shout about and it can only be fully appreciated first hand! This home is ready and waiting for you!

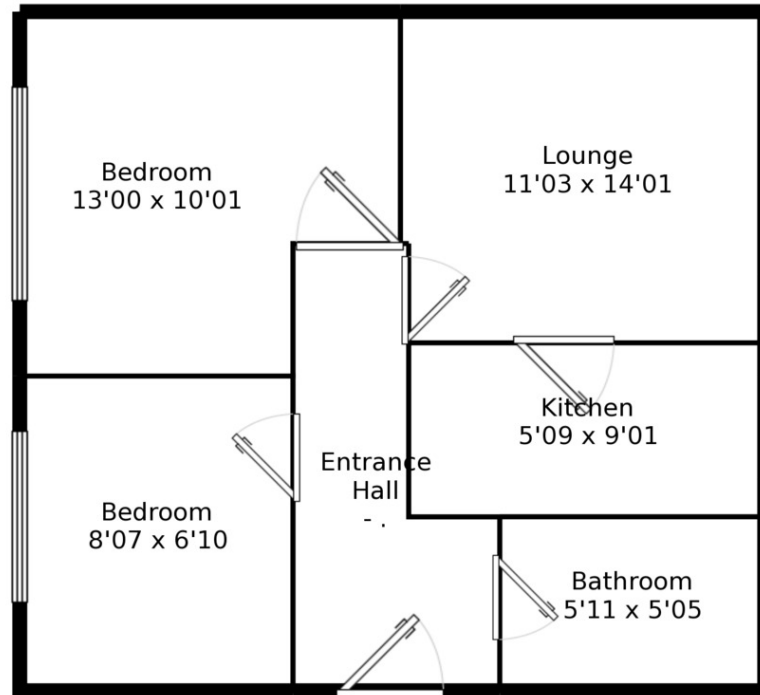
### Location

This first floor maisonette is situated within a cul-de-sac just off Coventry Road in Exhall. It offers access to local amenities such as shops, a petrol station and local bus routes to neighbouring towns of Nuneaton, Bedworth and Coventry.



**EPC Grade E**  
**For full EPC please contact the branch**

Ground Floor  
Floor Size: 18.5 m<sup>2</sup>, 198.6 ft<sup>2</sup>



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

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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