







Ellacombe Road, Broad Park

Asking Price £230,000

elite property

Situated within the popular Broad Park development, this modern semi-detached home on Ellacombe Road offers well-presented accommodation ideal for both homeowners and investors alike. Built circa 2021, the property benefits from contemporary fittings, efficient layout and a convenient residential setting.

The ground floor comprises a welcoming hallway, WC, spacious lounge with French doors opening onto the rear garden, and a fitted kitchen/dining area. To the first floor are three bedrooms, including a principal bedroom with en-suite, alongside a family bathroom.

Externally, the property offers a private rear garden and off-road parking. The home is well positioned for access to Coventry city centre, University Hospital Coventry & Warwickshire, and a range of local amenities, schools and transport links including the M6 and A444.

Currently tenanted at £950 PCM, the property presents an attractive investment opportunity and can be purchased with tenants in situ. Alternatively, vacant possession may be available subject to the appropriate notice being served.

A modern, low-maintenance home in a sought-after location - early viewing is recommended.

- EPC Rating: B
- Modern semi-detached home (circa 2021)
- Three well-proportioned bedrooms
- En-suite to principal bedroom
- Spacious lounge with French doors to garden
- Fitted kitchen with dining area
- Ground Floor W.C.
- Private rear garden & off-road parking for 2 cars
- Currently let at £950 PCM – available with tenants in situ or vacant possession (subject to notice)
- Council Tax Band: B

elite property

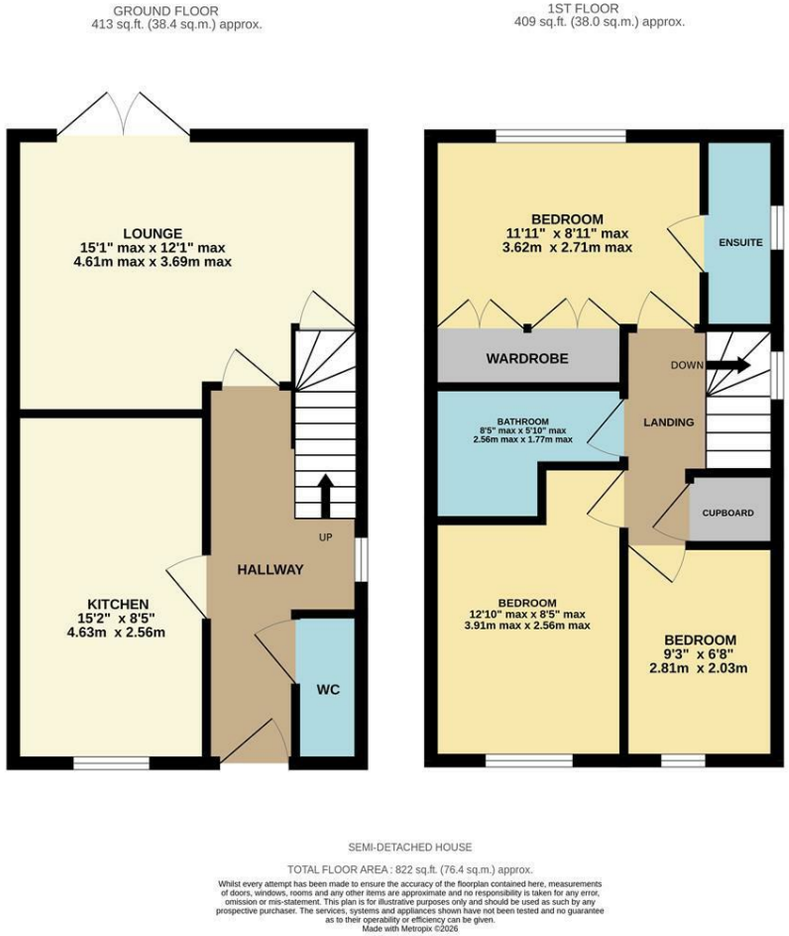


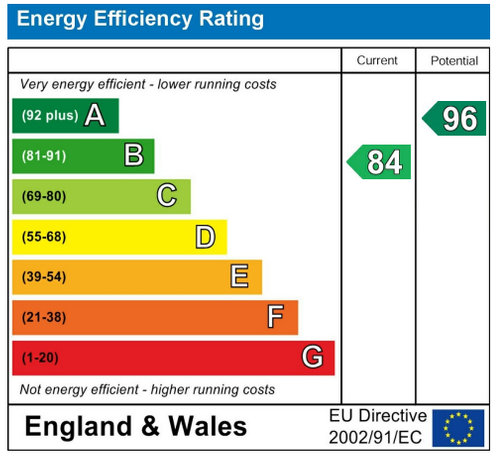







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PLEASE NOTE: General Information

These property particulars are provided for general guidance and marketing purposes only and do not constitute part of any offer or contract. Whilst every effort has been made to ensure the information is accurate at the time of publication, prospective purchasers are encouraged to satisfy themselves as to the accuracy of all details.

We have been informed by the vendor that the tenure of the property is Freehold. Prospective purchasers are advised to have this information verified by their legal representative at the earliest opportunity.

All measurements, where provided, are approximate and intended for guidance only. Fixtures, fittings, heating systems and appliances referred to within these particulars have not been tested by the marketing agent, and no guarantee is given regarding their condition or working order.

Photographs are provided for illustrative and marketing purposes and may have been taken before the current marketing period. Images may have been professionally enhanced or digitally edited to improve lighting, brightness, clarity and overall presentation. Such enhancements are not intended to materially alter the appearance, layout, condition or features of the property.

Furniture, fixtures, fittings and appliances shown in photographs or referred to within the description are not necessarily included in the sale. Prospective purchasers should confirm all inclusions with their legal representative before proceeding.

Services, utilities, property boundaries, rights of way and any relevant planning permissions or building regulations have not been independently verified by the marketing agent. Prospective purchasers should make their own enquiries through their legal representative before committing to a purchase.

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