



## 53 JOHN SHELTON DRIVE COVENTRY, CV6 4PE

£185,000  
FREEHOLD

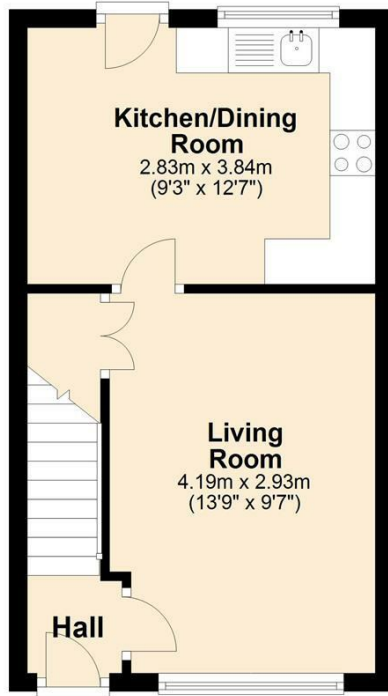
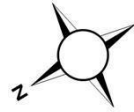
TWO DOUBLE BEDROOM / SEMI DETACHED FAMILY HOME / DRIVEWAY FOR TWO VEHICLES / REAR GARDEN  
/ FITTED KITCHEN DINING ROOM / FITTED BATHROOM / CLOSE TO SCHOOLS / CLOSE TO MOTORWAY  
NETWORK / IDEAL FIRST PURCHASE OR INVESTMENT / GAS CENTRAL HEATING / DOUBLE GLAZING / EPC  
RATING: C



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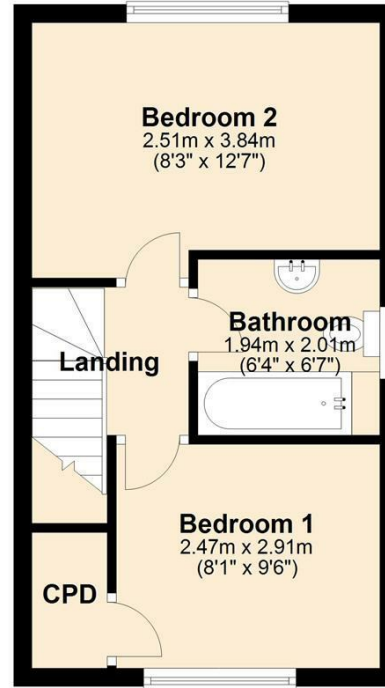
## Ground Floor

Approx. 27.3 sq. metres (294.3 sq. feet)



## First Floor

Approx. 27.3 sq. metres (294.3 sq. feet)



Total area: approx. 54.7 sq. metres (588.6 sq. feet)

Please note: Any measurements displayed are to be used as a guide only.  
Plan created by Coventry Property Surveys Ltd Tel: 024 7629 1555  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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