



190 TILE HILL LANE COVENTRY, CV4 9DE

£145,000
FREEHOLD

*** A TWO DOUBLE BEDROOM MID TERRACED HOME IN CONVENIENTLY LOCATED TILE HILL POSITION *** Foster Lewis and Co are delighted to offer for sale this two bedroom mid terraced home in popular Tile Hill location. The property is conveniently located close to Canley train station, The A45 and provides excellent access to both Coventry University and The University of Warwick making this property the ideal first purchase or buy to let investment. The accommodation comprises entrance hallway reception room/potential third bedroom, living room, fitted kitchen and ground floor bathroom. To the first floor there are two double bedrooms. Outside there is a garden to the rear. Internal viewing recommended.



fosterlewis&co
residential property services

190 TILE HILL LANE

- Two bedrooms • Two reception rooms • Gas central heated • Double glazed • Garden to rear • Ground floor bathroom • Fitted kitchen • Close to Train Station & A45 • Ideal first purchase or buy to let investment • No Onward Chain



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Freehold

Money laundering Act – intended purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax – please refer to www.voa.gov.uk to verify this information.

Tenure – the vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

Description – measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the

approximate layout of the rooms to show the inter relationship of one room to another.

Consent – we have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

Agents Opinion – these details imply the opinion of the selling agent at the time of these details were prepared and are subjective. It may be that the purchasers opinion may differ.


Every attempt has been made to ensure accuracy, photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings, therefore potential buyers are advised to recheck the measurements before committing to any expense. In accordance with the Property Mis descriptions Act (1991) the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. Foster Lewis and Co has not

sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			86
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		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

Coventry Sales
 94b Barkers Butts Lane
 Coventry
 Warwickshire
 CV6 1DZ

02476 592929
 info@fosterlewisandco.com
 www.fosterlewisandco.com



fosterlewis&co
 residential property services