



## 5 KILBURN DRIVE COVENTRY, CV5 8NN

£150,000  
FREEHOLD

\*\*\* SPACIOUS ONE BEDROOM END OF TERRACE HOME IN SOUGHT AFTER CHAPELFIELDS  
\*\*\* Offering a driveway to garage, large rear garden, spacious living room with integrated spiral stairwell, fitted kitchen, bathroom with shower plus large double bedroom with built in cupboard.  
Ideal first time buy/investment



**fosterlewis&co**  
residential property services

## 5 KILBURN DRIVE

- One bedroom home
- Sought after Chapelfields location
- Detached garage with driveway parking
- Gas central heated
- Modern double glazing
- Large garden to rear
- Spacious living room with integrated stairwell
- Compact fitted kitchen
- Bathroom with shower
- Ideal first time buy / Investment purchase



### Spacious One bedroom Home

Foster Lewis and Co are delighted to offer for sale this immaculate and spacious one bedroom end of terrace home located in a quiet cul de sac within the highly sought after location of Chapelfields.

The 1980's built property is set at the rear aspect of a terraced quad and offers a driveway with detached garage and large garden to rear.

Internally the accommodation offers a porch entrance with double glazed Upvc door, onto a tiled floor, followed by a solid wood secondary door alongside a built in lockable external cupboard.

There is a spacious living room with dual aspect views to side and rear, an integrated spiral stairwell, a separate fitted kitchen with rear aspect views over garden and a gas fire.

To the first floor there is a brief landing, a well presented bathroom with shower, a large double again with dual aspect to side and rear with built in cupboard housing gas central heating boiler.

This property would make an ideal first time buy, or an investment for budding or experienced landlords adding to a portfolio.

Potential rental income of over £800 per calendar month.

Just a short distance from the main bus route/ but still within walking distance of the City Centre and popular Earlsdon Area.

Must be viewed to appreciate the location and offerings of this well priced home.

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](http://www.voa.gov.uk) to verify this information. Band A

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.

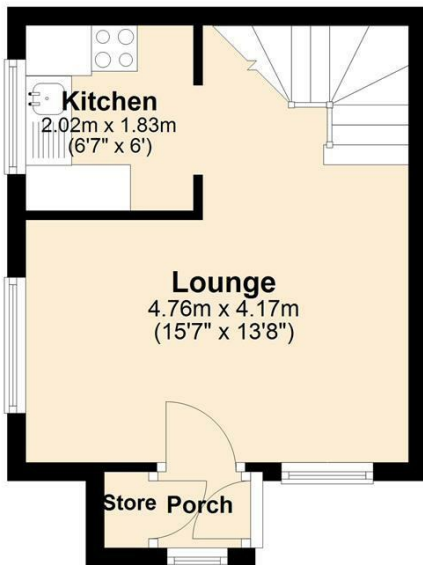
## 5 KILBURN DRIVE





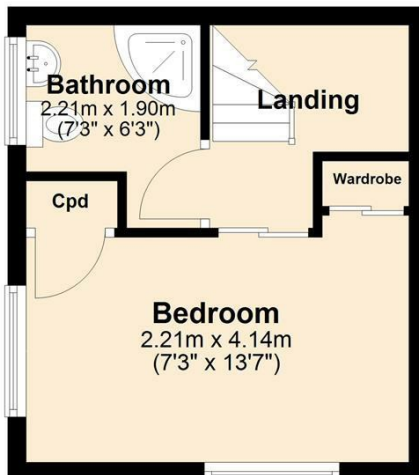
### Ground Floor

Approx. 21.2 sq. metres (228.1 sq. feet)



### First Floor

Approx. 19.4 sq. metres (208.3 sq. feet)



Total area: approx. 40.5 sq. metres (436.4 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) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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