



17 WELGARTH AVENUE

COVENTRY, CV6 1GX

£250,000
FREEHOLD

THREE BEDROOM FAMILY HOME / END OF TERRACE / POPULAR RESIDENTIAL LOCATION / CLOSE TO WELL
REGARDED SCHOOLS / SPACIOUS CONSERVATORY / FITTED KITCHEN DINER / DRIVEWAY & REAR GARAGE /
LIVING ROOM / REAR GARDEN / FAMILY BATHROOM / GAS CENTRAL HEATING & DOUBLE GLAZING

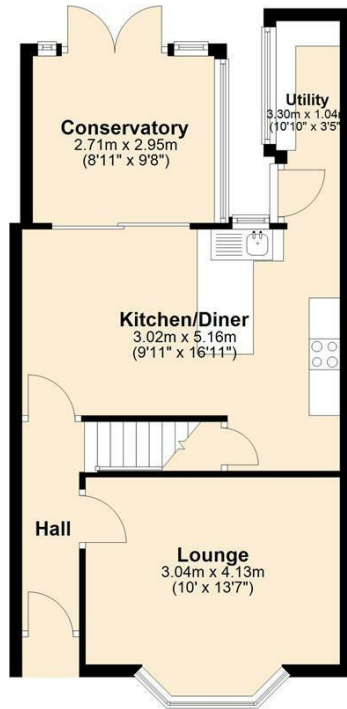


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residential property services



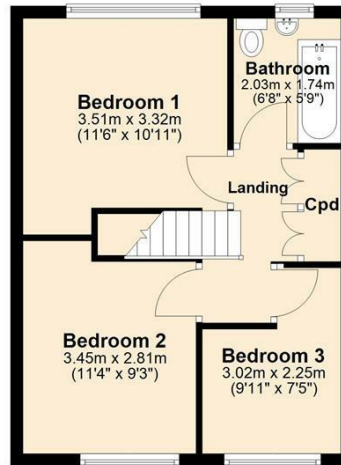
Ground Floor

Approx. 48.3 sq. metres (520.4 sq. feet)



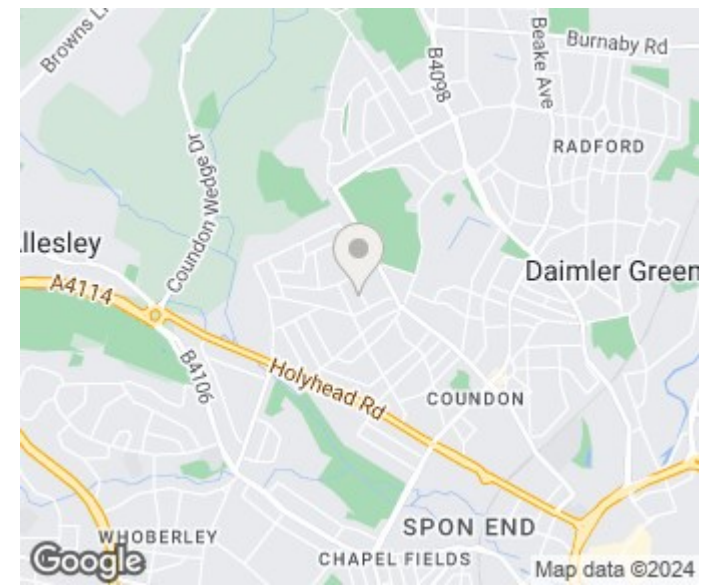
First Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



Total area: approx. 84.8 sq. metres (912.6 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			
(81-91) B			
(69-80) C			76
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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

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