



## 394 HOLYHEAD ROAD

COVENTRY, CV5 8LJ

£275,000  
FREEHOLD

\*\*\* SUPERB MODERNISED THREE BEDROOM SEMI DETACHED HOME IN COUNDON \*\*\* With WC, re-fitted kitchen and bathroom, through lounge dining room, gardens front and rear, garage with off road parking to rear, modern gas central heated, double glazed & re-wired. No upward chain/vacant possession.



**fosterlewis&co**  
residential property services

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- Superb modernised home
- Three bedroom extended
- Semi detached property
- Elevated position
- Garden to rear with garage & parking
- Modern gas central heating
- Re-fitted double glazing
- New fitted kitchen
- New fitted bathroom with shower
- No upward chain



Foster Lewis and Co are delighted to offer for sale, this superb three bedroom, extended semi detached home, located in the desirable area of Coundon.

Occupying an elevated position on one of Coventry's arterial routes from the City centre to Birmingham via the A45.

The accommodation comprises of an entrance hallway with ground floor cloakroom WC, a spacious through lounge/ dining room with dual aspect including bay frontage over looking the front terraced and landscaped garden.

To the rear there is a garden with garage and off road parking with rear vehicular access.

Located within walking distance of popular parade of shops, food outlets and bus stops as well as a short drive from Allesley Park and Coundon Wedge offering great green outdoor spaces to utilise.

This property benefits from being sold with no upward chain and vacant possession

On the first floor there is a re-fitted bathroom with shower, and three traditional and well proportioned bedrooms.

The property has modern gas central heating, double glazing, guttering and fascias as well as being fully

re-wired.

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.

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.

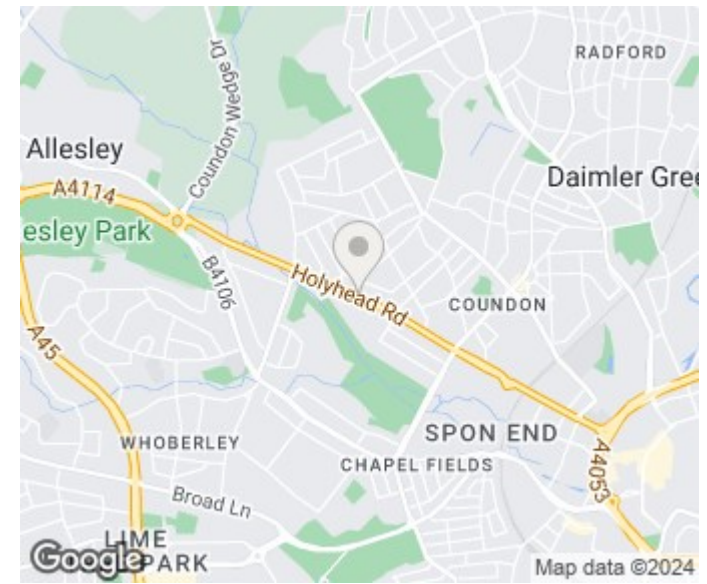
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TOTAL FLOOR AREA : 1103 sq.ft. (102.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	

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