



## 1 PELICAN VIEW

COVENTRY, CV2 1WG

£250,000  
FREEHOLD

\*\*\* A NEARLY NEW THREE BEDROOM SEMI DETACHED HOME IN CV2 LOCATION \*\*\* With WC, upgraded fitted kitchen, bathroom with shower main bedroom with en suite, living room to garden and driveway parking to front. Ideal first time buy.



**fosterlewis&co**  
residential property services

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- Three bedroom home in Spirit Quarters • 2023 built semi detached property • Off road parking on drive • Rear garden • Living room with French doors • Upgraded fitted kitchen / dining area • Family bathroom with shower • Main bedroom with en suite • Gas central heated & double glazed • Ideal first time buy



Foster Lewis and Co are delighted to offer for sale this immaculate three bedroom semi detached, almost new home, located in the popular Spirit Quarters development.

The accommodation comprises of an entrance hallway leading to through lounge with french doors onto rear garden. There is a large upgraded fitted kitchen with integrated appliances dining area, first floor bathroom with shower, two large double bedrooms and a single bedroom. The main bedroom having en suite shower room. There is also a ground floor WC

The property is gas central heated and double glazed throughout. There is a driveway parking space, and a large rear garden.

The location is close to shops, schools and retail parks as well as offering easy access to the M6 and motor way networks and main bus routes to City Centre.

This home is beautifully presented and deserves an early internal inspection to be appreciated.

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.

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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</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

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

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



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