



7 STOCKLEY ROAD
COVENTRY, CV6 6PJ

£235,000
FREEHOLD

MODERN TWO DOUBLE BEDROOM SEMI DETACHED / MODERN FITTED DINING KITCHEN WITH INTEGRATED APPLIANCES / GROUND FLOOR WC / LIVING ROOM / OFF STREET PARKING / MODERN FITTED BATHROOM / REAR GARDEN / IDEAL FIRST TIME PURCHASE / NHBC WARRANTY REMAINING / NO ONWARD CHAIN



fosterlewis&co
residential property services

7 STOCKLEY ROAD

- Modern Two Double Bedroom Semi Detached
- Modern Fitted Dining Kitchen with Integral Appliances
- Ground Floor Cloakroom/WC
- Living Room
- Off Street Parking
- Modern Fitted Bathroom
- Rear Garden
- Electric Vehicle Charging Point
- NHBC Warranty Remaining
- No Onward Chain



Description

Foster Lewis and Co are delighted to offer for sale this modern two double bedroom semi detached home in the sought after residential location of Longford to the North of Coventry. The property is ideally located close to a wide range of amenities , schools and provides excellent access to the Midland Motorway Network via the A444, M6 and M69.

Accommodation comprises entrance hallway, living room, modern fitted kitchen dining with integrated appliances, ground floor cloakroom/WC and to the first floor there are two double bedrooms, master bedroom having built in double wardrobe and a family bathroom. Outside there is a good size rear garden and off street parking to the front for 2 vehicles and electric vehicle charging point.

Internal viewing recommended.

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.

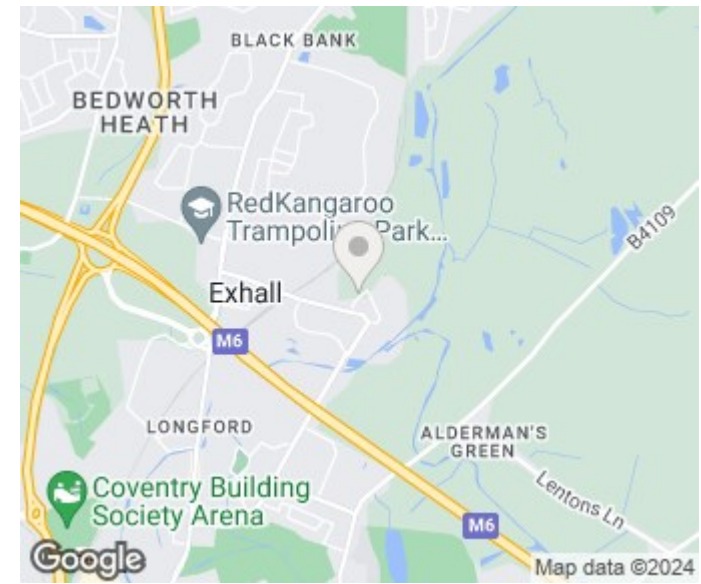
Agents Opinion – these details imply the opinion of the selling agent at the time of these details were prepared and are subjective. It may be that the purchasers opinion may differ.


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
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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