



102 CEDARS AVENUE COVENTRY, CV6 1DN

£275,000
FREEHOLD

*** SPACIOUS FOUR BEDROOM HOME LOCATED IN DESIRABLE COUNDON *** with hallway, two reception rooms, extended galley style fitted kitchen, three original bedrooms, bathroom, converted attic bedroom with separate W/C and hand basin, double glazing and central heating. No upward chain.



fosterlewis&co
residential property services

102 CEDARS AVENUE

- Four bedroom three storey home
- Sought after traditional double bay front property
- Located in popular Coundon area
- Walking distance to shops & schools
- Two bathrooms
- Two reception rooms
- Large fitted kitchen
- Gardens front and rear
- Brick built garage with upva double doors
- No upward chain



Freehold

Foster Lewis and Co are delighted to offer for sale, this spacious four bedroom double bay fronted home in the highly sought after area of Coundon, within walking distance of local schools and shops.

The accommodation comprises of an entrance hallway on to stairs, a front reception lounge with bay, rear reception room with French doors leading to rear garden.

To the first floor there is a landing with bathroom off including bath with shower over. There are two double bedrooms and a single to the front, with staircase rising to the converted fourth bedroom in the loft which has it's own separate W/C and handbasin.

There are gardens to front and rear and a double garage.

This property has central heating and is double glazed with the exception of the French doors, leading to rear garden.

The property offers excellent access to both City Centre, A45, and is just 10 minutes drive from motorway networks via the A444 & M6. It is offered with no upward chain and vacant possession. An ideal family home.

Dimensions;

Hallway – 4.86 x 1.34m

Front reception – 3.90 x 3.73m

Rear reception – 3.74 x 3.36m

Kitchen – 5.25 x 2.37m

Bedroom one (1st floor, front aspect) – 4.09 x 2.62m (to fitted wardrobes)

Bedroom two (1st floor, rear aspect) – 3.44 x 3.18m

Bedroom three (1st floor, front aspect) – 2.55 x 1.98m

Bedroom four (2nd floor, double aspect) – 4.42 x 3.16m

W/C to bedroom four – 2.00 x .88m

Bathroom – 2.41 x 1.72m

Viewings - only through Foster Lewis and Co head office on 02476 592929

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.

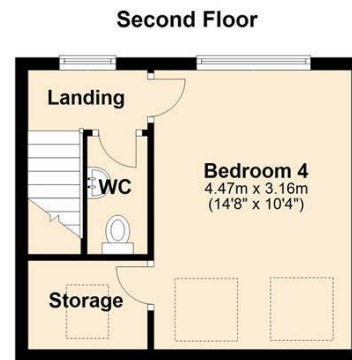
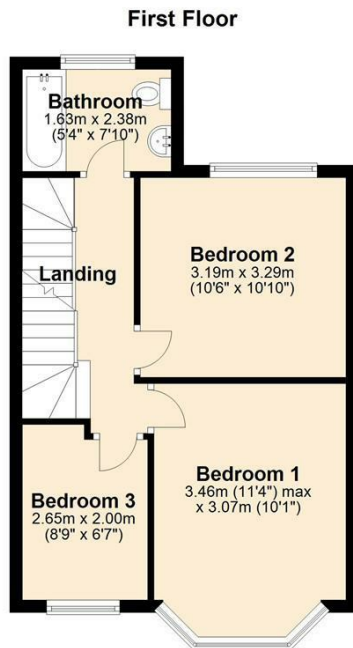
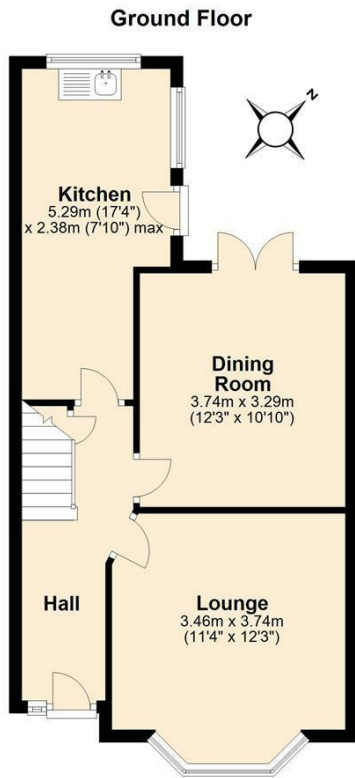
Agents Opinion – these details imply the opinion of the selling agent at the time of these details were prepared and are subjective. It may be that the purchasers opinion may differ.

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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Floor plan provided by Midland Energy Performance Certificates Limited 02476 444 111.
Please note that any measurements displayed are to be used as a guide only.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		56	
(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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