



60 WILSONS LANE
COVENTRY, CV6 6AD

£230,000
FREEHOLD

THREE BEDROOM SEMI DETACHED / SUBSTANTIAL PLOT / HUGE POTENTIAL / DRIVEWAY FOR SEVERAL VEHICLES / TWO RECEPTION ROOMS / LARGE REAR GARDEN / GARAGE / OVERLOOKING FIELDS TO THE REAR / FIRST FLOOR BATHROOM / NO ONWARD CHAIN / INTERNAL VIEWING RECOMMENDED / EPC RATING: D



fosterlewis&co
residential property services

60 WILSONS LANE

- Three Bedroom Semi Detached
- Substantial Plot
- Huge Potential
- Driveway for Several Vehicles
- Two Reception Rooms
- Large Rear Garden
- Garage
- Overlooking Fields At Rear
- First Floor Bathroom
- No Onward Chain



Description

Foster Lewis and Co are delighted to offer for sale this three bedroom semi detached home on a substantial plot and offering huge potential for improvement. The property is located in the Longford district of Coventry which offers excellent Motorway (M6 and M1) access. Local amenities include shops (Tesco) and the arena shopping park, pubs, clubs, garages, doctors, dentists, pharmacists, parks and schools including Foxford School and Grangehurst Primary School.

Accommodation comprises entrance, two reception rooms, fitted kitchen three bedrooms, master with staircase to loft storage space (with potential for improvement) and family bathroom. The property is positioned on a substantial plot with off street parking to the front for several vehicles and direct access to a garage, large mature rear garden backing onto open fields.

Offered for sale with no onward chain an internal viewing is recommended to fully appreciate the true potential of this property!

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.

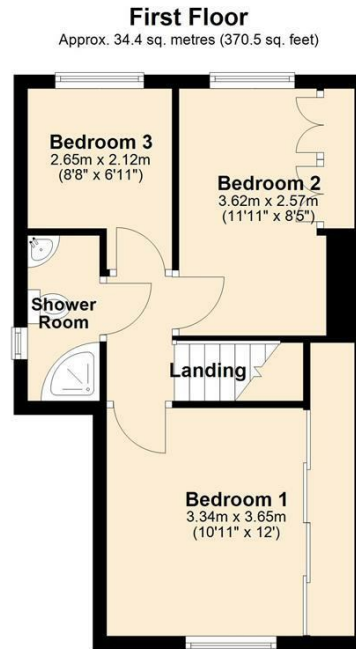
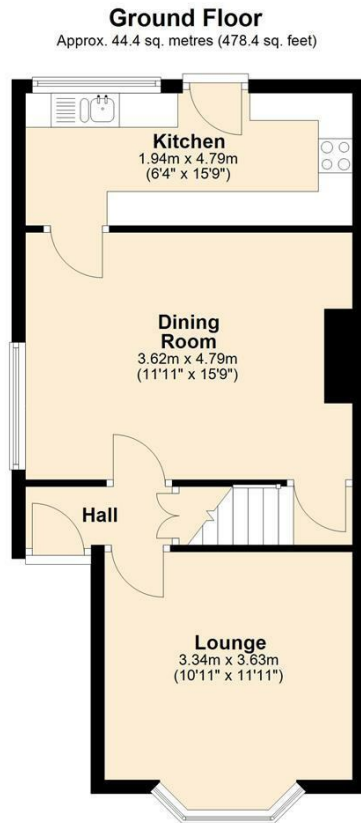
Agents Opinion – these details imply the opinion of the selling agent at the time of these details were prepared and are subjective. It may be that the purchasers opinion may differ.

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.

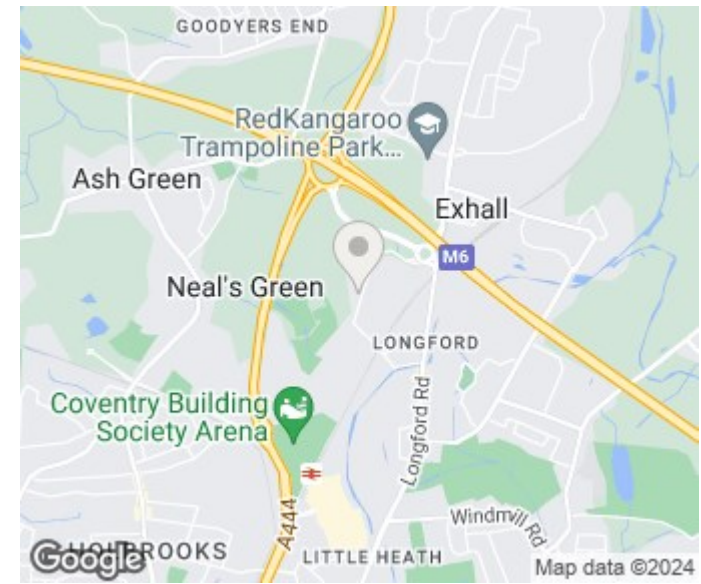
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Total area: approx. 78.9 sq. metres (848.9 sq. feet)

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 | | |
| (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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