



**22 WARWICK AVENUE**  
COVENTRY, CV5 6DG

**£475,000**  
FREEHOLD

\*\*\* RARE DETACHED BUNGALOW IN HIGHLY DESIRABLE WARWICK AVENUE \*\*\* With spacious living room, fitted kitchen, bathroom with bath & shower, three bedrooms, off road parking, & delightful garden to rear. Benefits from gas central heating & double glazing. No upward chain.



**fosterlewis&co**  
residential property services

## 22 WARWICK AVENUE

- Three bedrooms
- Detached Bungalow
- Rare opportunity in sought after street
- Desirable location of Earlsdon
- Delightful rear garden
- Gas central heated & double glazed
- Driveway parking
- Alarm system
- Fitted kitchen & bathroom
- No upward chain



### Main Description

Foster Lewis and Co are delighted to offer this rare opportunity to purchase a three bedroom detached bungalow in the highly sought after address of Warwick Avenue, in desirable Earlsdon.

The attractive double fronted bungalow with block paved driveway for several vehicles is being offered for sale with vacant possession and no upward chain.

The accommodation is entered via the side with modern upvc glazed door into porch. with a secondary double glazed door into hallway which travels left toward two of the three bedrooms, and the bathroom with corner bath and separate shower. The main bedroom having built in wardrobes and both bedrooms having dual aspect double glazed windows.

The third bedroom is situated on the side with a double glazed window overlooking the side entrance.

The living room and dining rooms offer a bright length space with side aspect double glazed windows, rear window and glazed door to the rear garden.

This property has a fitted kitchen with built in hob, oven and storage room with glazed door to enclosed external hallway leading to the front and rear gardens.

The Garden is a well maintained mature space with

patio, pathway, lawn, floral and shrub borders and hedges with a decked area to the far end housing a shed and Summer House.

This property benefits from gas central heating via a Worcester Boiler, full double glazing, and an alarm system.

Viewing is highly recommended with this rare style of property within this address, and potential to add a first floor similar to the neighbouring properties subject to the relevant planning applications being approved.

### 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 – Band E.

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.

buyers must obtain verification from their solicitor.

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

## 22 WARWICK AVENUE





**Floor Plan**

Total floor area 105.8 sq.m. (1,139 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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

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