



## 9 SHORNCLIFFE ROAD

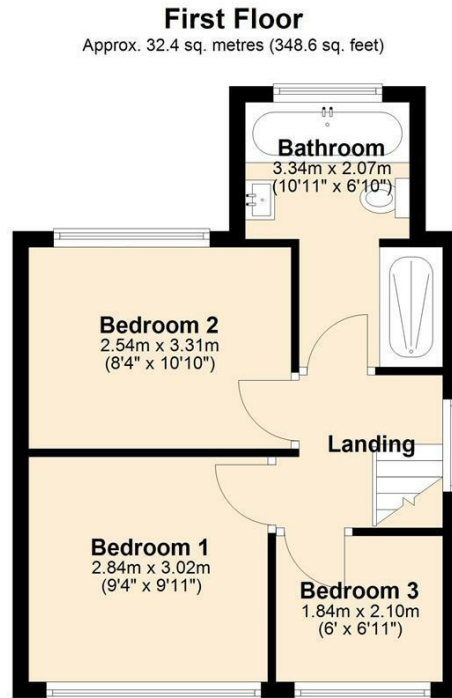
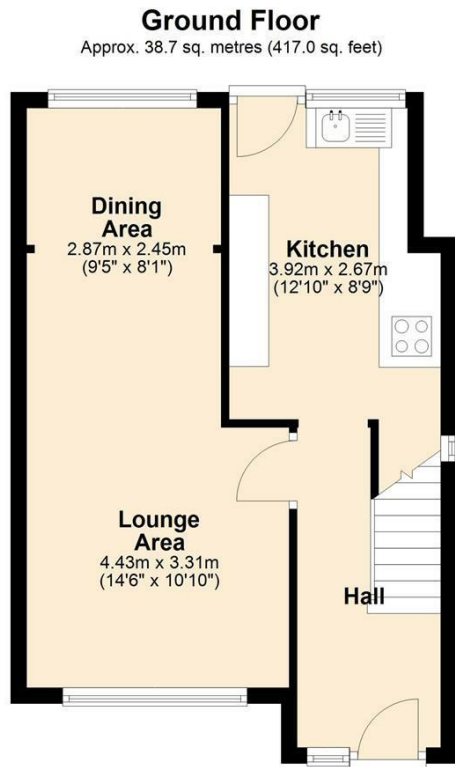
COVENTRY, CV6 1GS

£260,000  
FREEHOLD

THREE BEDROOM SEMI DETACHED / FAMILY HOME IN SOUGHT AFTER LOCATION / MODERN REFITTED KITCHEN / LOUNGE DINING ROOM / LARGE FAMILY BATHROOM WITH DOUBLE SHOWER / DRIVEWAY / CARPORT & SINGLE GARAGE / WELL MAINTAINED REAR GARDEN / POTENTIAL TO EXTEND STTP / INTERNAL VIEWING RECOMMENDED / NO ONWARD CHAIN

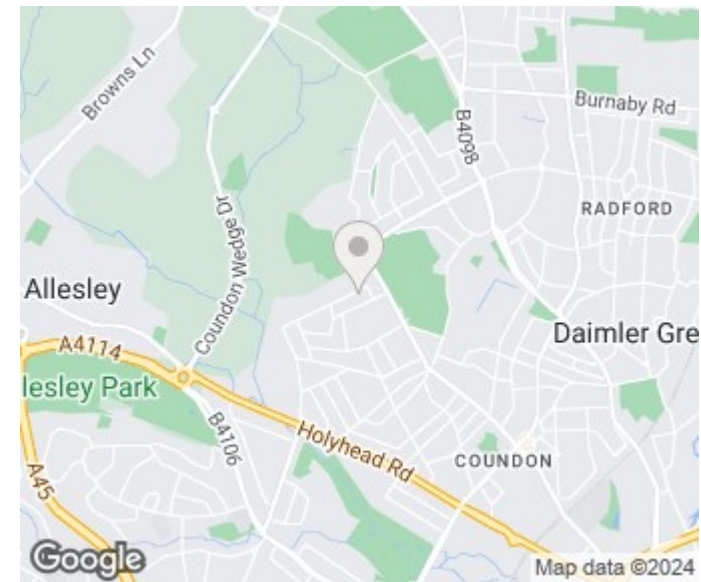


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Total area: approx. 71.1 sq. metres (765.6 sq. feet)

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>85</b>
(55-68) <b>D</b>		<b>69</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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