



**39 JOHNSON ROAD**  
COVENTRY, CV6 7GA

**£150,000**  
FREEHOLD

THREE BEDROOM SEMI DETACHED / CORNER PLOT / FRONT & REAR GARDENES /  
REQUIRES MODERNISATION / LIVING ROOM / KITCHEN DINING ROOM / GAS CENTRAL  
HEATING / FIRST FLOOR BATHROOM / CLOSE TO LOCAL SHOPS & AMENITIES / NO  
ONWARD CHAIN



**fosterlewis&co**  
residential property services

# 39 JOHNSON ROAD

- Three Bedroom Semi Detached • Corner Plot • Front & Rear Gardens • Requires Modernisation • Living room • Kitchen Dining Room • Gas Central Heating • First Floor Bathroom. • Close to Local Shops & Amenities • No Onward Chain

## Description

Foster Lewis and Co are delighted to offer for sale this three bedroom semi detached property requiring modernisation and renovation. The property is conveniently located close to shops, schools, parks and is within easy access of the A444 providing excellent links to the Midland Motorway Network.

Accommodation comprises entrance porch, living room, fitted kitchen dining room and to the first floor there are three bedrooms and family bathroom. The property is positioned on a corner plot and has gardens to three sides.

## 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](http://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.

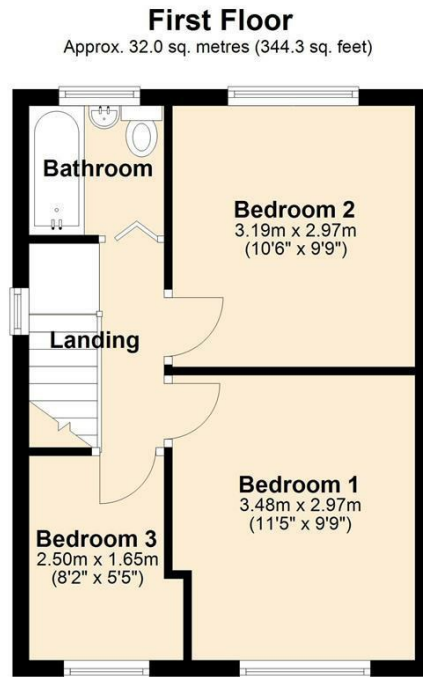
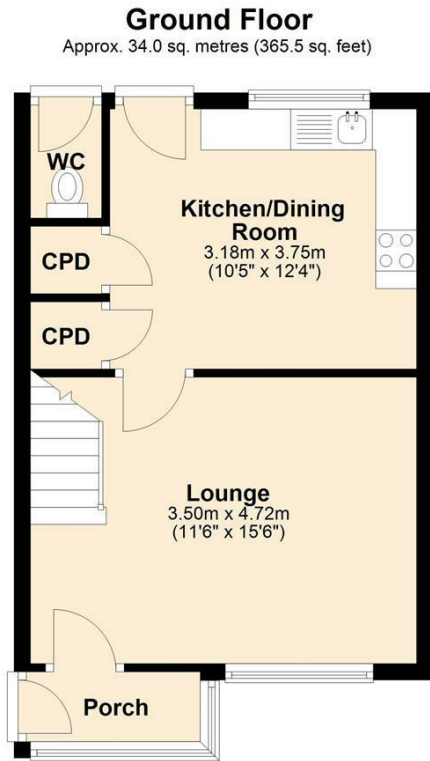
Consent – we have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

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

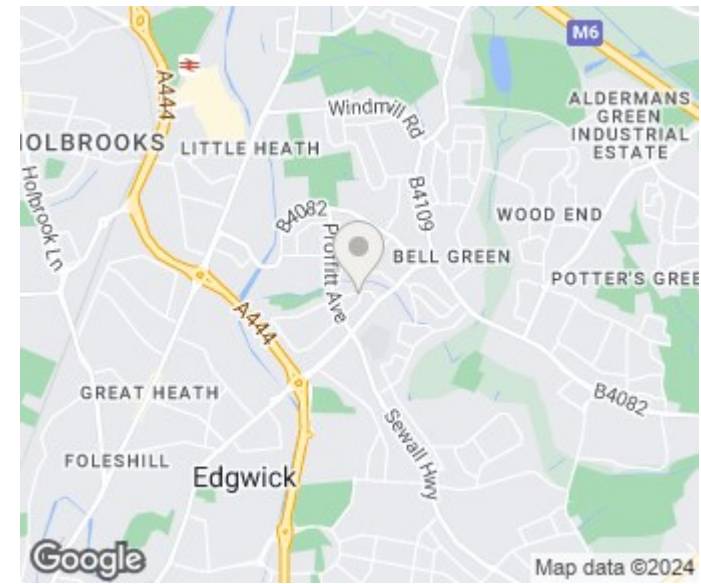
sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

**39 JOHNSON ROAD**



Total area: approx. 65.9 sq. metres (709.8 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			88
(81-91) B			
(69-80) C		63	
(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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