



**83 DICKENS ROAD**  
COVENTRY, CV6 2JQ

**£200,000**  
FREEHOLD

\*\*\* MODERNISED THREE BEDROOM HOME IN KERESLEY \*\*\* With through lounge dining room, fitted kitchen, conservatory, WC, shower room, Block paved frontage, large rear garden with garage. Double glazed, gas central heated



**fosterlewis&co**  
residential property services

# 83 DICKENS ROAD

- Three bedroom • Mid terraced home • Popular Residential Location • Double glazed • Gas central heated • Fitted kitchen with appliances • Shower room & WC • Garden to rear with garage • Close to Schools & Parks • Ideal First Time Purchase



## Description

Foster Lewis and Co are delighted to offer for sale this recently modernised three bedroom mid terraced home, located in the highly desirable area of Keresley. The property has a through lounge dining room, fitted kitchen with integrated appliances, there is a WC to ground floor and shower room to the first floor. Three bedrooms and conservatory. It has a large garden to the rear with garage and a block paved frontage. It has double glazing and gas central heating

## 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.

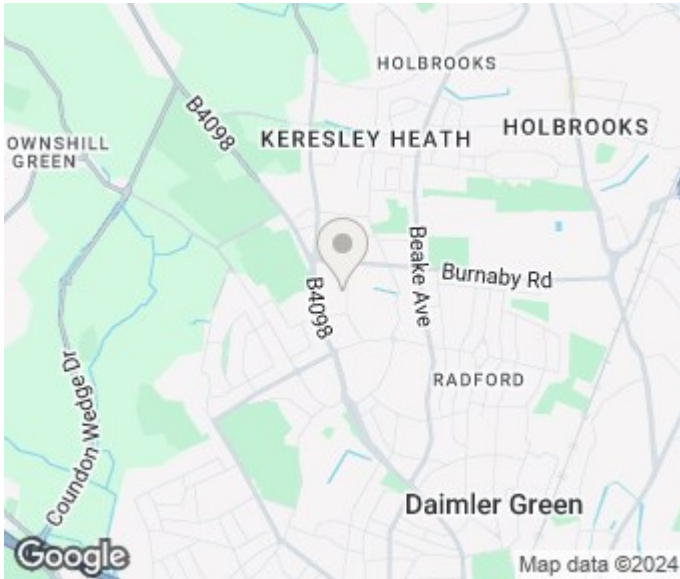
Consent – we have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

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.

83 DICKENS ROAD





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">89</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<span style="font-size: 2em;">66</span>	
(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

Coventry Sales  
 94b Barkers Butts Lane  
 Coventry  
 Warwickshire  
 CV6 1DZ

02476 592929  
 info@fosterlewisandco.com  
 www.fosterlewisandco.com



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