



77 CATESBY ROAD
COVENTRY, CV6 3EU

£210,000
FREEHOLD

*** WELL PRESENTED THREE BEDROOM MID TERRACED HOME IN POPULAR RADFORD ***
THROUGH LOUNGE/DINING ROOM, FITTED EXTENDED KITCHEN, BATHROOM WITH
SHOWER, GAS CENTRAL HEATED, DOUBLE GLAZED,, DRIVEWAY TO FRONT, GARDEN TO
REAR WITH GARAGE. NO CHAIN.



fosterlewis&co
residential property services

77 CATESBY ROAD

- Three bedroom • Single bay mid terraced home • Popular Radford location • Block paved driveway • Through lounge/dining room • Extended Galley style kitchen • Garden to rear with garage • Gas central heated & Double glazed • Bathroom with shower • No upward chain



Freehold

Foster Lewis and Co are delighted to offer for sale this mid terraced single bay home located just off Jubilee Crescent, offering an ideal first time buy, investment or family home.

The accommodation has a modern block paved driveway, entrance hallway onto stairwell, a through lounge/dining room with front bay, extended fitted Galley style kitchen with rear access onto garden with garage.

To the first floor there is a bathroom with shower, two double bedrooms and a single bedroom.

The property has been well maintained, and benefits from gas central heating and double glazing throughout.

Being close to shops and food outlets of every kind, local park and schools with excellent transport links via bus routes and the A444 Nearby.

The property is freehold and offered with no upward chain.

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 B

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.

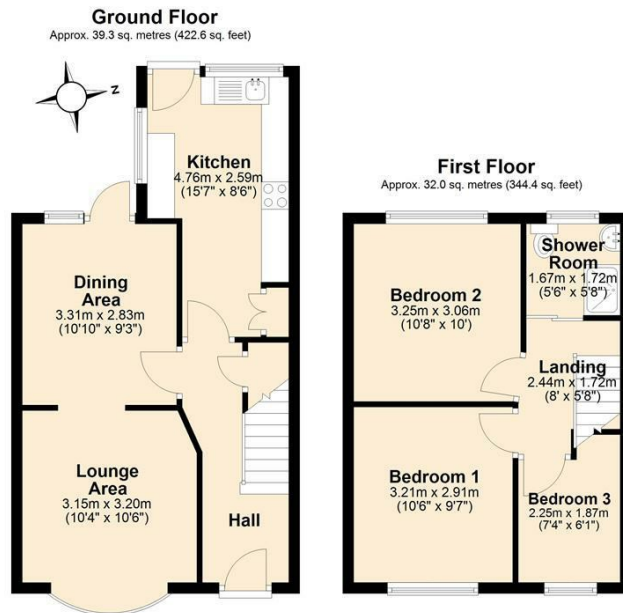
Agents Opinion – these details imply the opinion of the selling agent at the time of these details were prepared and are subjective. It may be that the purchasers opinion may differ.

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. 71.3 sq. metres (767.0 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		86
(69-80) C		
(55-68) D	58	
(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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