Two double bedroom

Mid terraced cul-de-sac home

Modern fitted kitchen

Re-decorated and modern floor coverings throughout

Bakers Lane, Coventry, West Midlands, CV5 8PR

£170,000

*** IMMACULATE TWO BED MID TERRACED HOME IN SOUGHT AFTER CHAPELFIELDS LOCATION ***

Re-decorated, new flooring, modern fitted kitchen and bathroom, with off road parking spaces, good size rear garden and recently fitted ground floor double glazing and Vaillant boiler with gas central heating. No chain
Foster Lewis & Co are delighted to offer for sale, this 1990s built two bedroom mid terrace located in a quiet cul-de-sac position in the heart of Chapelfields. The modern property has modern double glazing to the ground floor, a recently installed boiler offering gas central heating, a drop down ladder to loft space and two off road parking spaces to the front.

It has a medium size garden to the rear with side rear gate access and a patio from rear entrance. Internally the accommodation has an interim hallway into living room with integral stairwell offering both space and style with modern decoration, fixtures and fittings.

To the rear aspect there is a modern well fitted kitchen with ample space for appliances, quality units and worktops and modern double glazing with rear entrance.

To the first floor there is a modern fully tiled bathroom with white suite and shower over bath. There are two double bedrooms to front and rear aspects offering built in wardrobes or cloth hanging options with ample space for a large double bed and again finished to a high standard with cushion flooring in both bedrooms and a modern carpet to stairs and landing.

This would make an ideal first time buy, investment or next home. A perfect all rounder set within a quiet location of CV5.

The property is a short walk to main bus routes to City Centre, Earlsdon and supermarkets. There are shops within walking distance and main routes to and away from the town via the Allesley Old Road and A45. Hearsall common and the woodland area between are also nearby for dog walking and other attractions the year round such as Circus, Fair and firework displays. An early internal inspection of this immaculate home is highly recommended to avoid disappointment.

Dimensions
Living Room 4.59 x 3.39m
Fitted kitchen 3.38 x 2.49m
Bedroom One 3.38 x 2.17m
Bedroom Two 3.39 x 1.97
Bathroom 2.05 x 1.50m

Viewings - only through Foster Lewis and Co head office on 02476 592929

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 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.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and/or general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.