



18 Foresters Road, Cheylesmore, Coventry, CV3 5JN

Price Guide £235,000

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4 BEDROOM END TERRACE WITH GARAGE & DRIVEWAY undergone Much Improvements set in this popular Residential location boasting exceptional Amenities and synonymous with Families and Professionals. Excellent BUY TO LET or STARTER Home. ***NO CHAIN***



Council Tax Band: B



A GREAT BUY TO LET & STARTER HOME in popular Cheylesmore

Much improved 4 BEDROOM END TERRACE WITH GARAGE & DRIVEWAY in this popular residential Location synonymous with professionals and families due to impressive Amenities; access to City Centre, TRAIN Station, Daventry Road Shopping Parade, The WAR MEMORIAL Park, QUINTON Park, road/transport links, reputable schools (King Henry VIII, Saint Thomas More Catholic, Manor Park Primary, Blue Coat Church of England, Whitley Abbey Primary etc.) and plenty More... Great commutability to JLR (Whitley), The TECHNOLOGY Park, ONE FRIARGATE, Westwood Business and Warwick Science Parks.

'MOVE-In' ready, specification includes rear facing lounge, kitchen diner, downstairs W/C, 4 bedrooms, Newly refitted family Bathroom and Boiler, plenty Storage, low maintenance rear Garden, GARAGE with power and DRIVEWAY. Also, replacement Roof (House).

Dimensions (to widest point):

- Lounge: 4.45m x 4.89m
- Kitchen diner: 4.82m x 4.89m
- Master bedroom: 3.81m x 2.58m
- Bedroom 2: 2.33m x 2.86m
- Bedroom 3: 2.55m x 2.2m
- Bedroom 4: 2.33m x 1.93m
- Garage: 4.86m 2.37m

TENURE:

- Freehold.
- Sold with Vacant possession.
- NO Chain.
- Council Tax Band: B

CERTIFICATIONS:

- EPC Rating: C. Expires Feb 2035.

Property has served as a lovely Family Home for decades.

FOR MORE INFORMATION & SHOWING

Contact Gerda or Sanjay at MAISON Estates.

AWAITING VENDOR APPROVAL OF DRAFT PARTICULARS

1) Disclaimer for virtual showings:

If you make an offer based solely on a virtual showing then MAISON Estates Ltd will not accept any liability for errors in the information supplied, including but not limited to, dimensions, video and images. Should you submit an 'offer to purchase' a property then you accept that any representations made in relation to the property are based on virtual information provided by the Vendor only. MAISON Estates Ltd is not responsible for this information or its accuracy. You are advised to make further enquiries if in any doubt before confirming your offer or completion of sale.

2) Buyers are recommended to undertake a survey and check catchment areas for schooling. Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck them.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order.

The photographs and video recordings depict certain parts of the property. Buyers should not assume that any contents are included in the sale and that the property remains in the condition as photographed.

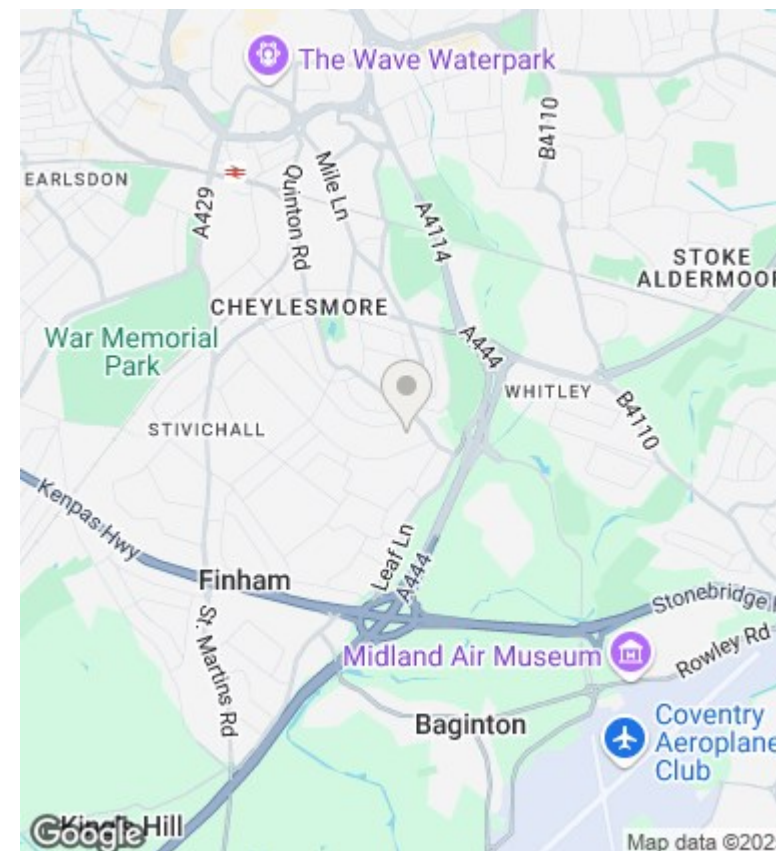
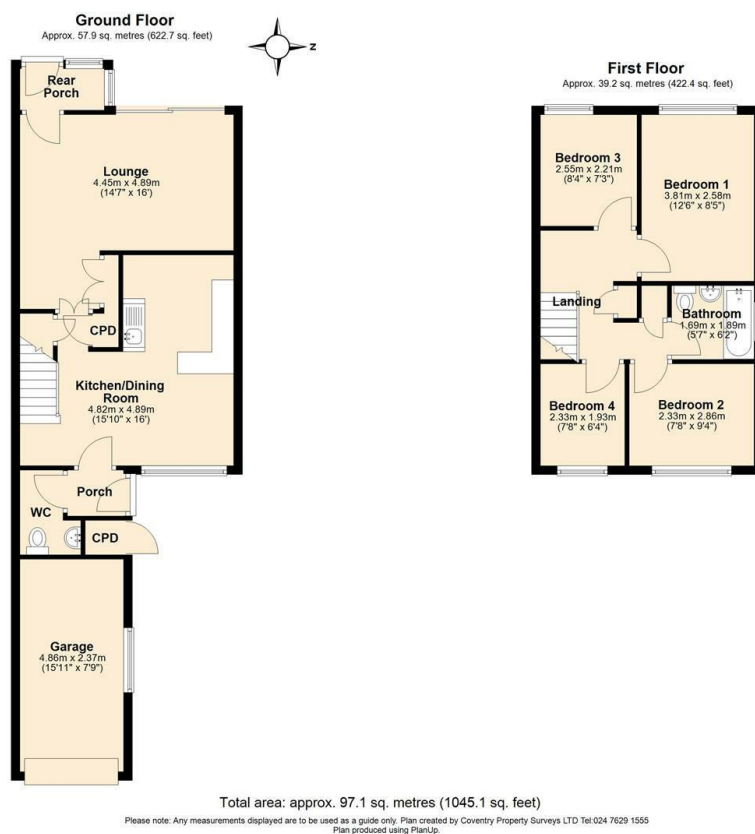
MONEY LAUNDERING REGULATIONS 2003

Potential buyers will be asked to supply formal identification once an 'offer to purchase' has been agreed.

Please consult Maison Estates for further information.







Directions

Viewings

Viewings by arrangement only. Call 024 7667 5288 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	69	85
(81-91) B		
(69-80) C		
(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 