



x2



x1



x1

**George Elliot Road, Foleshill**  
**Asking Price £154,995**



**elite**  
property



This fabulously presented, mid-terraced family home is an ideal family home or investment purchase and is located within a few minutes walk of Coventry City Centre.

The property comprises of Front reception room with bay window, rear lounge area, fully fitted kitchen and ground floor bathroom with shower. To the first floor there are two double bedrooms and stairs leading to an attic room.

The property also benefits from gas centre heating, double glazing small front garden and low maintenance rear garden.

- EPC Rating: D
- Ideal First Time Buyer or Investment Purchase
- Fabulous Condition
- Walking Distance of Coventry City Centre
- Low Maintenance Garden
- 2 Double Bedrooms
- Attic Room

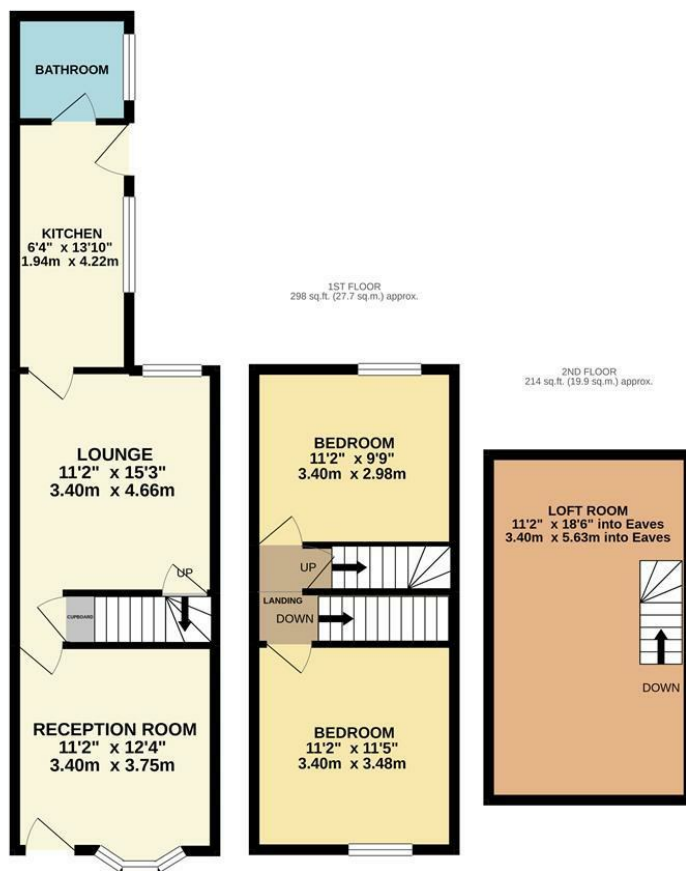








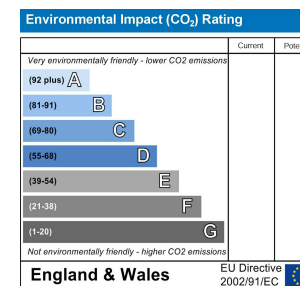
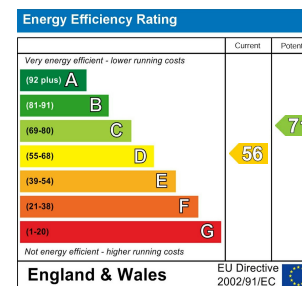
GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



2 RECEPTION ROOMS, 2 BEDROOMS, 1 LOFT ROOM

TOTAL FLOOR AREA : 938 sq.ft. (87.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021.



#### PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Freehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.

**Elite Property Sterling House**  
112 Walsgrave Road, Stoke, Coventry, CV2 4ED  
Tel: 024 7665 2200  
Email: [info@eliteproperty.co](mailto:info@eliteproperty.co)  
[www.eliteproperty.co](http://www.eliteproperty.co)

**CALL US FOR A FREE, NO OBLIGATION, VALUATION TEL 024 7665 2200**

**Zoopa**.co.uk

**rightmove**.co.uk  
The UK's number one property website

**PrimeLocation**.com