

  
Cloud9 Estates

**18 John Grace Street  
Cheylesmore, Coventry, CV3 5GZ**

- Chain Free Sale
- Tenants in Situ
- Excellent Location
- Area Enjoys Excellent Capital Growth

**Offers In Excess Of £235,000**

EPC Rating '58'







## Property Description

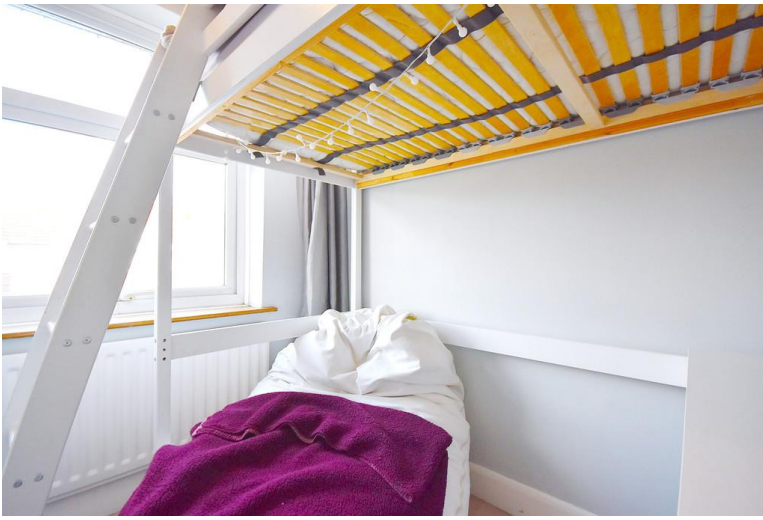
This well-located end-terraced home in Cheylesmore is just a short walk from Coventry City Centre and Quinton Parade. It is a turn-key investment with tenants in situ until October 2025, who would like to extend their agreement to October 2026, paying £1,030 PCM. The property is offered with no upward chain.

The house features a bright and spacious living and dining area with a bay window. Sliding patio doors lead to an additional room, which can be used as a home office, snug, or extra storage.

The kitchen is fully functional but offers scope for modernisation to suit personal taste.

Upstairs, there are three generously sized bedrooms, providing plenty of space for a family, home office, or hobbies. The family bathroom includes a white three-piece suite with a shower over the bath.





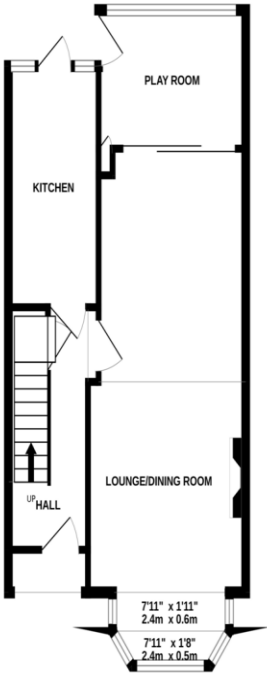
Outside, the property benefits from a private, enclosed rear garden, which is not overlooked. The front garden has potential for off-road parking, though parking is currently on the street.

A fantastic opportunity for investors or homeowners looking for a well-positioned home with great potential.

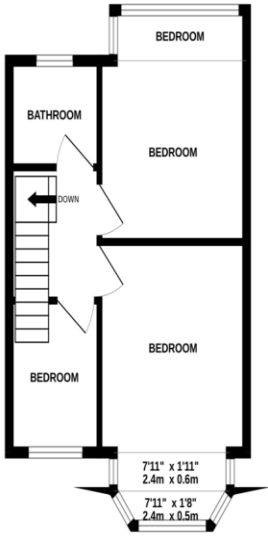
Contact our Award-Winning Team at Cloud9 Estates today to arrange a viewing!



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements