



Cloud9 Estates

**407 Holyhead Road
, Coventry, CV5 8HS**

- Handsome Bay Fronted Home
- Three Generous Bedrooms
- Stylishly Presented Throughout
- Two Reception Room

Offers Over £260,000

EPC Rating 'TBC'





Property Description

Cloud9 Estates are pleased to offer this well-presented three bedroom mid-terrace home, located on the ever-popular Holyhead Road in the heart of Coundon, Coventry. With No Upward Chain, this property offers an excellent opportunity for families, first-time buyers, or investors seeking a spacious family home.

As you step inside, you're greeted by a welcoming entrance hallway that leads to a bright and comfortable lounge. There is also a second reception room, perfect for use as a dining space or additional family area.

The generous kitchen is well-appointed, featuring modern units, a built-in oven and hob, and a washing machine.

Upstairs, the property offers three well-sized bedrooms, along with a family bathroom.

Outside, the front garden is a mix of lawn and paving, while the rear garden enjoys a patio area with steps down to a lawned section. A detached garage is located at the rear,



accessible via a private access road.

Additional benefits include gas central heating and double glazing throughout, providing warmth and efficiency all year round.

This lovely home is situated in a sought after residential area, close to local amenities, schools, and transport links, making it an excellent purchase with no onward chain.

Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

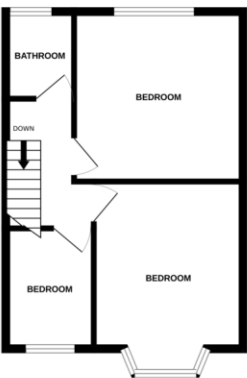
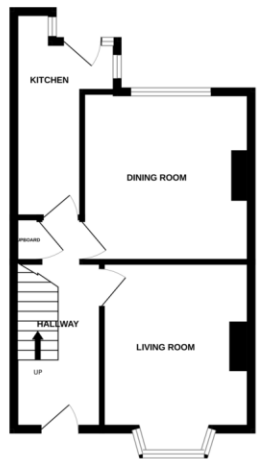
Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.





GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, corridors, doors and any other items are approximate and no responsibility is taken for any mis-
statements or mis-statements. This plan is for illustrative purposes only and should be used as such by any
prospective purchaser. The accuracy, content and appearance of this plan is not intended and no guarantee
as to their quantity or efficiency can be given.
Marked with a small 'C' in the bottom right corner.

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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