



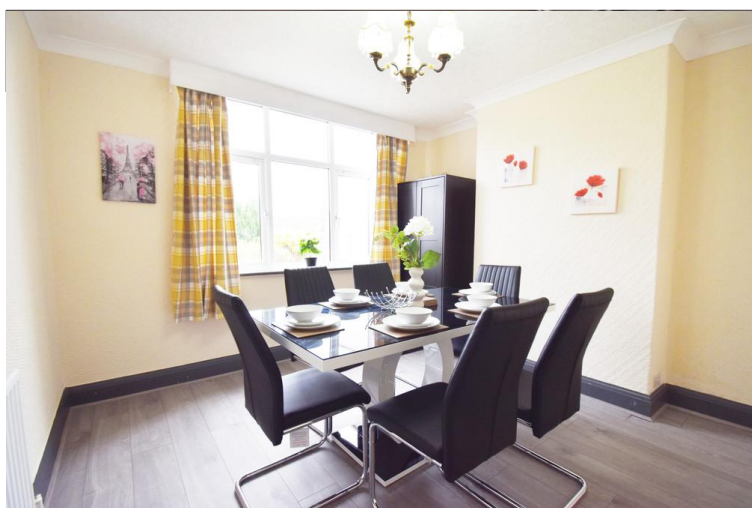
Holyhead Road
Coundon
CV5 8HS

- Chain-Free Purchase for a Smooth Move
- Bright, Airy Interiors with Generous Space
- Secure Gated Entrance with Landscaped Front Garden
- Two Large Reception Rooms for Flexible Living

Offers Over £260,000

EPC Rating '62'





Property Description

On one of Coventry's most sought-after streets-this stunning three-bedroom mid-terrace home on blends timeless character with modern luxury. From the moment you arrive, the gated entrance, beautifully landscaped front garden, and elegant 1930s façade set the tone for what lies beyond. Inside, light pours through bay windows into spacious, freshly decorated rooms that feel instantly welcoming. With a sleek interior, generous layout, and a private rear garden oasis, this home is the perfect sanctuary.

The entrance hall opens into two beautifully proportioned reception rooms; the kitchen is modern and well-equipped, featuring contemporary units, integrated appliances, and plenty of space to cook and create. Upstairs, three spacious bedrooms offer comfort and flexibility, while the brand-new bathroom, finished with luxurious marble-effect tiles, adds a touch of elegance to everyday living.

Step outside to a peaceful rear garden that feels like an extension of the home. A patio leads to a lawned area,





perfect for summer gatherings, playtime, or quiet evenings. A small outbuilding offers potential for a home studio, gym, or extra storage, and the detached garage-accessed via a private rear road-adds further practicality and value.

This freehold property is move-in ready and chain-free, with gas central heating, UPVC double glazing, and excellent energy efficiency. It offers strong investment potential with an estimated rental income of £1,732/month and is located close to top-rated schools, shops, and transport links, in a quiet, well-connected neighbourhood, this home is more than just a place to live-it's a lifestyle upgrade waiting for the right buyer to fall in love.

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.

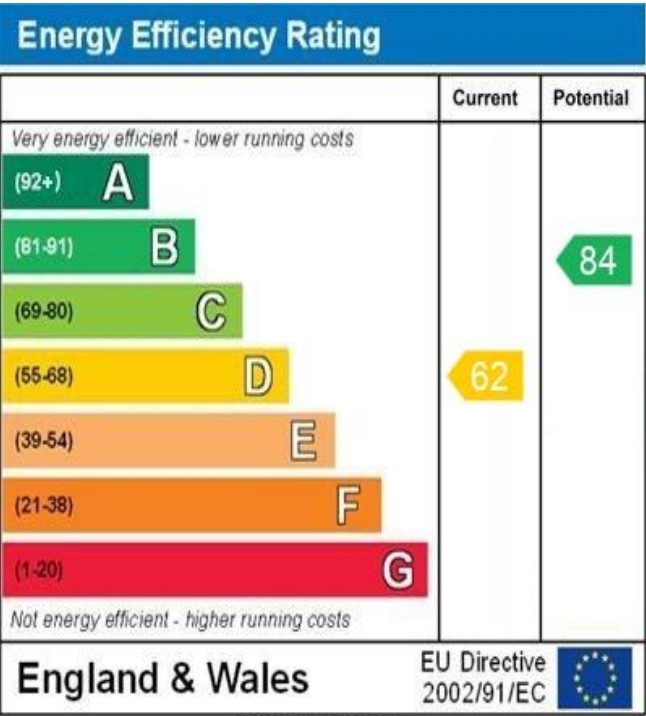
While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no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

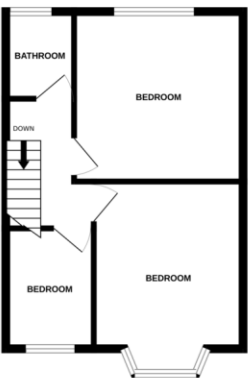
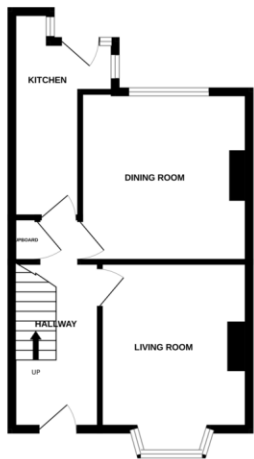
Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, distances, rooms and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The accuracy, content and appearance should not be relied upon and no guarantee as to their quantity or efficiency can be given.
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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