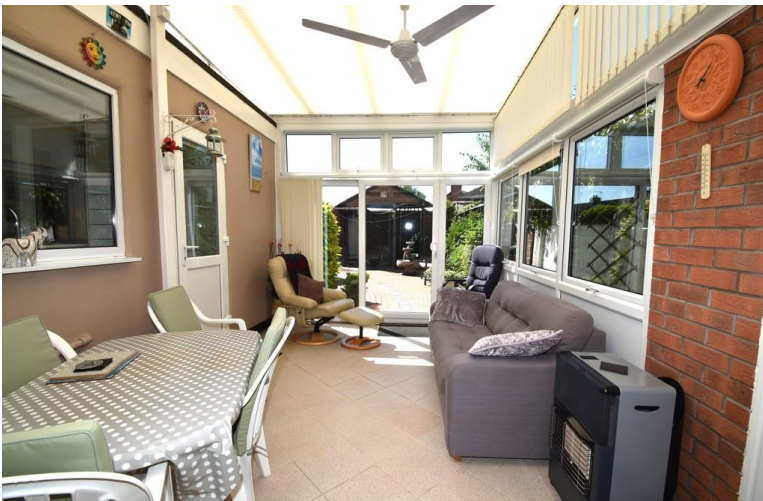**Cloud9 Estates**

80 Wallace Road
Keresley, Coventry, CV6 2LX

- Double Bayed End Terraced

- Double Glazed

- Gas Centrally Heated

- 2 Reception Rooms

Offers Over £250,000

EPC Rating '56'

Property Description

PROPERTY DESCRIPTION.
A beautifully presented, 3 Bedroomed 'double bayed' End Terraced dwelling situated in much sought after Keresley to the north of the City.

An ideal first-time purchase affording Double Glazing and Gas Central Heating, in brief this excellent property comprises; storm porch, entrance hallway, a spacious living room, further dining room, a conservatory, a well-appointed fitted kitchen and a useful W.C occupying the ground floor with two double bedrooms (both benefitting from built in wardrobes) a further single bedrooms and an excellent shower room on the 1st floor..

Externally are found a delightful rear garden, a front garden and a garage located to the rear of the property.

The property is situated close to local amenities, transport links and schools/centres of education falling within the school catchment for both Coundon Court and Whitmore Park Schools.

Don't miss out - book your viewing today with the award winning Cloud9 Estates!

LOUNGE

DINING ROOM
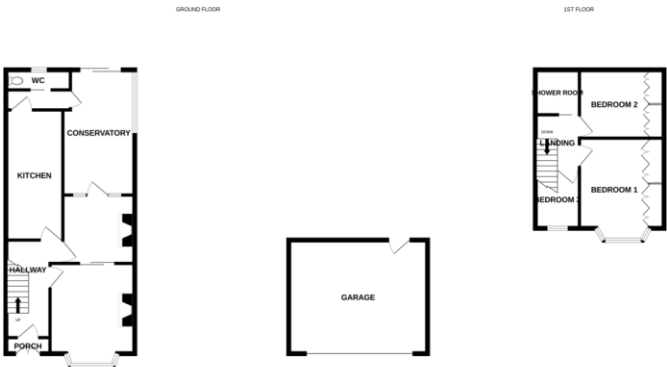3.48m x 3.19m

KITCHEN
5.15m x 1.91m

CONSERVATORY
4.63m 3.13m

BEDROOM ONE (FRONT)
3.33m x 2.61m

BEDROOM TWO (REAR)
3.36m x 2.55m

BEDROOM THREE
2.38m 1.93m

GARAGE
5.18m x 4.21m

GROUND FLOOR

1ST FLOOR

WC

CONSERVATORY

KITCHEN

HALLWAY

PORCH

GARAGE

SHOWER ROOM

BEDROOM 2

LANDING

DOWN

BEDROOM

BEDROOM 1

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 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.doud9estates.co.uk
sales@doud9estates.co.uk
02476 263 660

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