

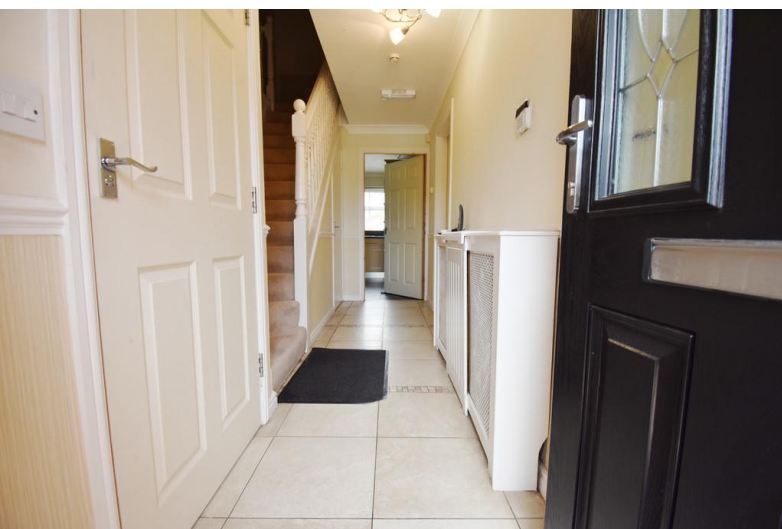


**3 Fow Oak  
Coventry, CV4 9XS**

- Lavish Detached Property
- Spectacular Modern Layout
- Five Bedrooms
- Two Ensuites

**Guide Price £515,000**

EPC Rating '77'







## Property Description

### PROPERTY DESCRIPTION

Cloud9 Estate Agents welcome this exceptional luxury 5-bedroom detached residence, perfectly positioned in a desirable and tranquil setting. Combining elegant design with modern functionality, this impressive home offers outstanding living space ideal for families and those who love to entertain.

The property has the opportunity to be turned into a HMO with investors expecting around £550pcm per room.

Step inside to discover five spacious bedrooms, including two luxurious ensuite bathrooms, designed with comfort and privacy in mind. With a total of five toilets, convenience is never compromised. The heart of the home is the stylish, fully equipped kitchen, seamlessly connected to a dedicated dining room, perfect for both everyday family meals and special occasions.

Outside, the property continues to impress with a private garage and ample off-road parking, ensuring space for



multiple vehicles. The detached design offers added privacy and a sense of exclusivity.

If you're into sports, you will find Powerleague within a 4 minute drive from the property. You will find plenty of schools within the area with West Coventry Academy being the closest. The area is surrounded by plenty of greenery and connecting roads so you will find yourself around Coventry in no time!

This property truly combines modern luxury with practical family living.

#### 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.



#### LIVING ROOM

5.18m x 3.77m Max by 4.55m Minimum

#### DINING ROOM

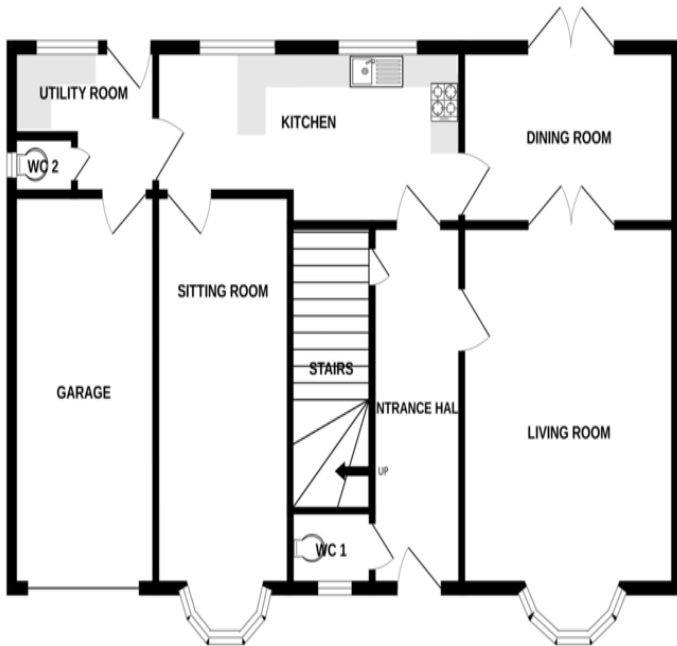
3.83m x 3.28m Max

#### KITCHEN

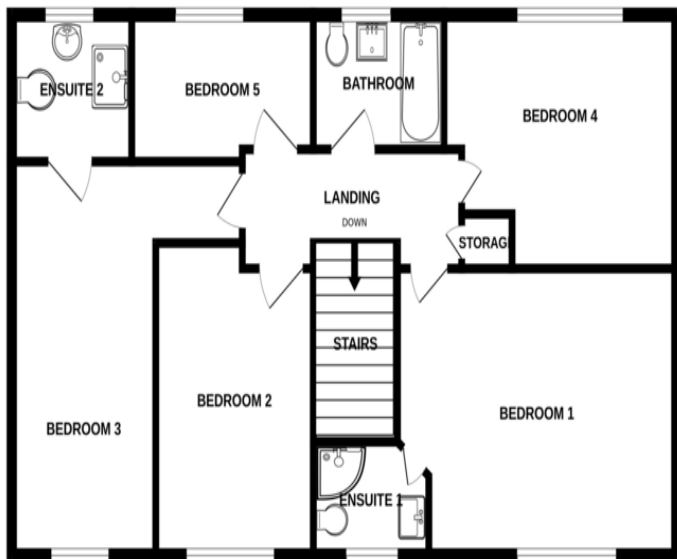
4.86m x 3.20m Max by 2.78m Minimum



GROUND FLOOR  
852 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR  
836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA: 1689 sq.ft. (156.9 sq.m.) approx.

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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**SITTING ROOM**

2.37m x 5.41m Max

**GARAGE**

2.52m x 5.16m Max

**UTILITY ROOM**

2.44m x 2.78m Max by 1.80m Minimum

**WC 1**

1.05m x 2.00m Max

**WC 2**

1.48m x 0.95m Max

**BEDROOM 1**

4.90m x 3.53m Max

**BEDROOM 2**

2.68m x 4.39m Max by 1.56m x 3.78m Minimum

**BEDROOM 3**

2.47m x 4.35m Max

**BEDROOM 4**

3.85m x 3.68m Max by 3.11m Minimum

**BEDROOM 5**

3.17m x 2.37m Max by 2.14m Minimum

**BATHROOM**

2.12m x 2.10m Max

**LANDING**

3.18m x 1.76m Max

**ENSUITE 1**

2.02m x 1.38m Max

**ENSUITE 2**

2.45m x 1.21m Max

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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