




Cloud9 Estates

**52 Meredith Road
Coventry, CV2 5JJ**

- End Terraced House
- Double Glazing
- Newly Replaced Boiler
- Spacious Living Room

Offers Over £250,000
EPC Rating '56'





Property Description

Cloud9 Estate Agents warmly welcome this characterful Double Bayed, Three-Bedroom, End-Terraced Home finished with a well-maintained Large Garden and a Rear Garage & Workshop in Lower Stoke.

This charming three-bedroom, end-terraced property offers character, space, and convenience. Perfect for a First Time Buyer or Families! Investors can expect around £1250 PCM.

Benefitting from gas central heating with the boiler being replaced in 2023 with a new Vaillant model and double glazing, the property briefly comprises: A welcoming entrance hallway, a spacious open-plan living room, and a modern kitchen leading to a plumbed utility room. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom.





Outside, enjoy a mature rear garden, with a rear garage that has electricity and a carport that has been turned into a seating area, ideal for relaxing or entertaining, and a neat fore garden offering curb appeal.

Situated close to local amenities, excellent transport links to Coventry City Centre, and within catchment for schools including Stoke Park Secondary and Stoke Primary School.

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.





LOUNGE/DINER
7.77m x 3.33m Max

KITCHEN
4.34m x 2.54m Max

UTILITY ROOM
2.97m x 1.35m Max

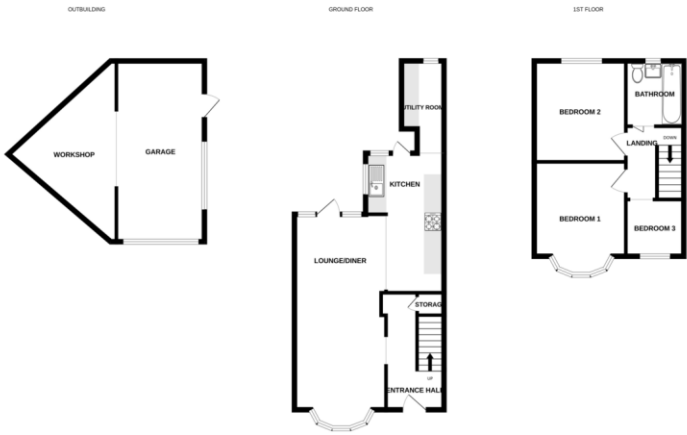
BEDROOM 1
3.96m x 3.20m Max

BEDROOM 2
3.53m x 3.20m Max

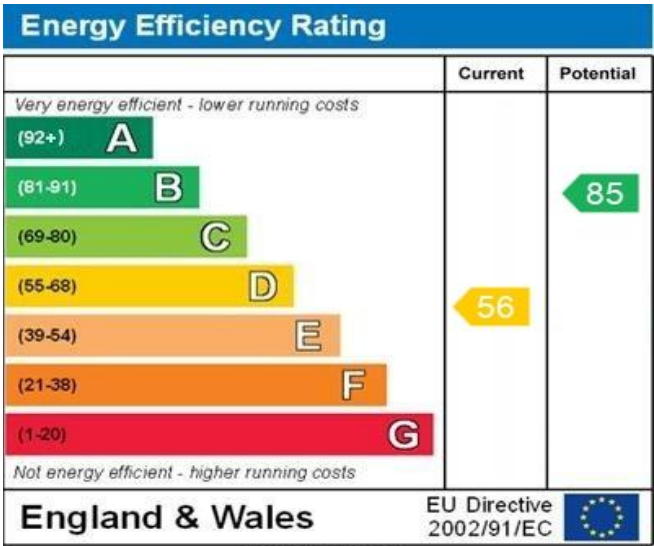
BEDROOM 3
2.29m x 1.78m Max

BATHROOM
2.07m x 1.78m Max

GARAGE/WORKSHOP
6.12m x 2.84m Max
6.12m x 3.18m Max



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, room dimensions and any other parts are approximate and no responsibility is taken for any mis-measurement or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, completeness and applicability of these plans are not guaranteed. See to it for the details of dimensions and for the plan. Made with Metaphor 12/2025



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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