



**18 Coombe Street  
Coventry, CV3 1GG**

- Excellent Location
- End Terraced House
- Double Glazing
- Three Bedrooms

**Offers Over £195,000**

EPC Rating '63D'





## Property Description

Cloud9 Estates proudly presents a well-established end-terraced house that offers comfortable family living with excellent access to local amenities situated in the Lower Stoke of Coventry. Investors can expect around £1,100 PCM.

The property features three well-sized bedrooms, two generous reception rooms, a modern open-plan kitchen, and a bright family bathroom. Ideal for growing families or professionals, this home combines space, style, and convenience in a desirable residential location.

This sought after location has a multitude of desirable local amenities. With Binley Road Sports Ground being in a walkable distance, you will find a multitude of sports clubs to join for you or your family. You will find a great transport link of Binley Road connecting you to the rest of Coventry. Well-known supermarkets like Iceland and Lidl are within walking distance as well as an essential fuel station and other smaller shops.





Whether you have a family, starting one or an investor, this is a perfect opportunity!

#### 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.

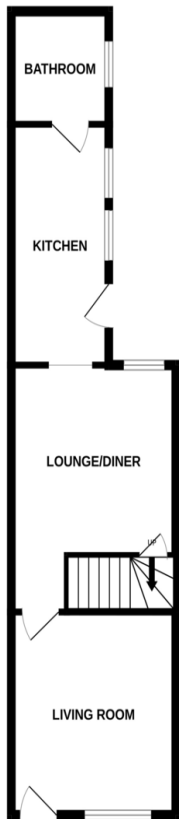
All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

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.

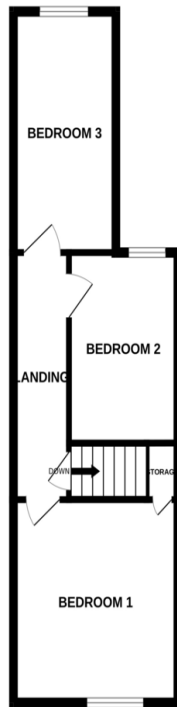
Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.



GROUND FLOOR



1ST FLOOR



## LIVING ROOM

3.52m x 3.43m Max

## LOUNGE/DINER

3.50m x 4.32m Max

## KITCHEN

2.01m x 4.31m Max

## BATHROOM

1.95m x 1.98m Max

## BEDROOM 1

3.58m x 3.42m Max

## BEDROOM 2

2.68m x 3.44m Max

## BEDROOM 3

2.09m x 4.22m Max

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 misstatement. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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