



**Signals Drive
Coventry
CV3 1QT**

- Three-Bedroom Semi-Detached Family Home
- Stylish Open-Plan Kitchen Diner
- Spacious Living Room
- Master Bedroom with Ensuite

Offers Over £275,000
EPC Rating '79C'





Property Description

ABOUT THE PROPERTY

Step inside and feel instantly at home-this charming three-bedroom semi-detached property blends character, comfort, and modern style in one irresistible package. Whether you're a first-time buyer, a growing family, or an investor seeking a rental yield of around £1250 PCM, this home ticks all the boxes.

The welcoming entrance lobby leads into a spacious living room, perfect for relaxing or entertaining, with double doors opening onto the garden. The kitchen/dining area is a standout feature, finished with sleek marble-style tiles and its own set of double doors to the outdoor space. A handy downstairs toilet adds convenience to the ground floor layout.

Upstairs, you'll find three well-proportioned bedrooms, including a master with its own ensuite. The updated family bathroom is thoughtfully designed with modern fixtures, including a full-size bath and stylish toilet fittings. Fresh carpets and tasteful décor throughout give the home a





contemporary feel while retaining its warmth.

Outside, the rear garden offers a mix of grass, patio, and decking-ideal for summer gatherings or quiet evenings. The property also benefits from off-road parking for at least two vehicles and a single garage, making it as practical as it is beautiful.

Located in a friendly community with excellent transport links to Coventry City Centre, and within catchment for respected schools like Blue Coat Secondary, this CV3 gem is close to local amenities and ready to welcome its next owners.



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
4.9m x 3.0m Max

KITCHEN/DINER
4.9m x 4.0m Max



BEDROOM 1
4.5m x 2.9m Max

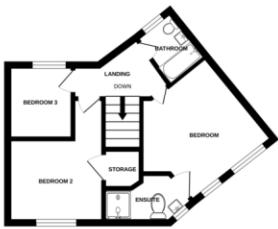
BEDROOM 2
3.6m x 3.0m Max

BEDROOM 3
2.9m x 2.5m Max



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, distances, roads 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 accuracy, content and appearance of this plan has not been tested and no guarantee is given for its reliability or accuracy can be given.
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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	79 C	
55-68	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 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