



***Signals Drive  
Lower Stoke,  
CV3 1QT***

- Garage & Driveway for 3+ Vehicles
- - Open-Plan Living with Dual Garden Access
- Kitchen/Diner with Breakfast Bar Space
- Master Bedroom with Ensuite

**Offers Over £275,000**  
EPC Rating '79C'





## Property Description

A beautifully presented three-bedroom semi-detached home in CV3 boasts a spacious living room, ideal for cozy nights or lively gatherings, with double doors opening to the rear garden. The open-plan layout flows seamlessly into the dining area-also with garden access-and the stylish kitchen, which features marble-style floor tiles and space for a breakfast bar. A convenient downstairs WC is located near the kitchen and includes a window for natural light.

Upstairs, you'll find three well-proportioned bedrooms, including a master with its own ensuite shower room. The family bathroom is thoughtfully updated with a full-size bath and an overhead shower, complemented by sleek, modern fittings. Fresh carpets and tasteful décor throughout give the home a contemporary yet welcoming feel.

Outside, the private rear garden is fenced on both sides and offers a mix of lawn, patio, and raised decking-perfect for outdoor dining, summer gatherings, and fantastic





landscaping potential. There's access via a side gate and through the garage door. The front garden features a grass area and slatted walkways leading to the entrance, enhancing the home's curb appeal. A triple garage and a driveway for three or more vehicles add exceptional practicality to this charming property.

Located in a friendly community with excellent transport links to Coventry City Centre, this home is within catchment for respected schools like Blue Coat Secondary and close to local shops, parks, and amenities. With an estimated rental yield of £1250 PCM, it's also a smart investment opportunity. Contact the award-winning Cloud9 Estates for a viewing on this property.



#### 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

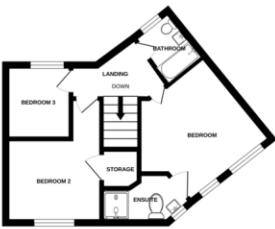
**BEDROOM 2**  
3.6m x 3.0m Max

**BEDROOM 3**  
2.9m x 2.5m Max

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             | <b>92 A</b> |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      | <b>79 C</b> |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, distances, 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 accuracy, content and appearance of this plan is not to be relied upon and no guarantee is given for their accuracy or otherwise. Made with Mapbox (2022).

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