



**6 Flowerdale Drive
Coventry, CV2 3PQ**

- Semi Detached
- Double Glazed
- Gas Central Heating
- Lounge

Offers Over £195,000
EPC Rating '65'





Property Description

This well-presented two-bedroom semi-detached home is situated just off Blackberry Lane in the popular Courthouse Green area, to the north-east of Coventry. Offering a fantastic opportunity for first-time buyers, the property combines comfortable living space with excellent convenience and transport links.

The accommodation briefly comprises a storm porch leading into a spacious living room, followed by a bright and functional dining kitchen which includes an integrated oven, hob, and cooker hood. To the rear, a conservatory provides additional living space and a pleasant outlook over the garden. Upstairs, there are two well-proportioned bedrooms and a first-floor bathroom.

Externally, the property features an enclosed rear garden, mainly laid to lawn-ideal for outdoor relaxation or entertaining. The front garden and block-paved driveway offer the added benefit of off-road parking for one vehicle.



Located close to a range of local amenities and with excellent access to the A444, this home is perfect for commuters and growing families alike.

📅 Don't miss out-book your viewing today with the award-winning Cloud9 Estates!

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.

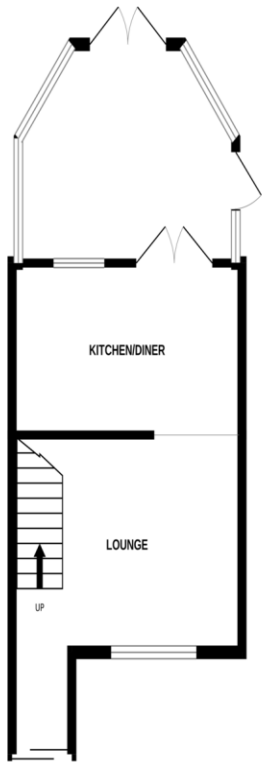
The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.



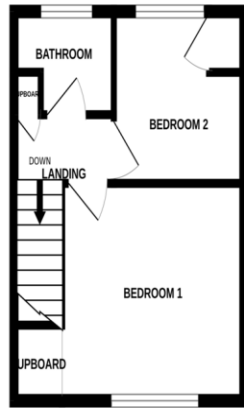
Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.



GROUND FLOOR



1ST FLOOR



LOUNGE

4.54m x 4.27 max

KITCHEN/DINER

4.54m x 2.28m

CONSERVATORY

4.32m x 2.83m

BEDROOM ONE

3.58m x 2.88m

BEDROOM TWO

2.66m x 2.55m

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.