

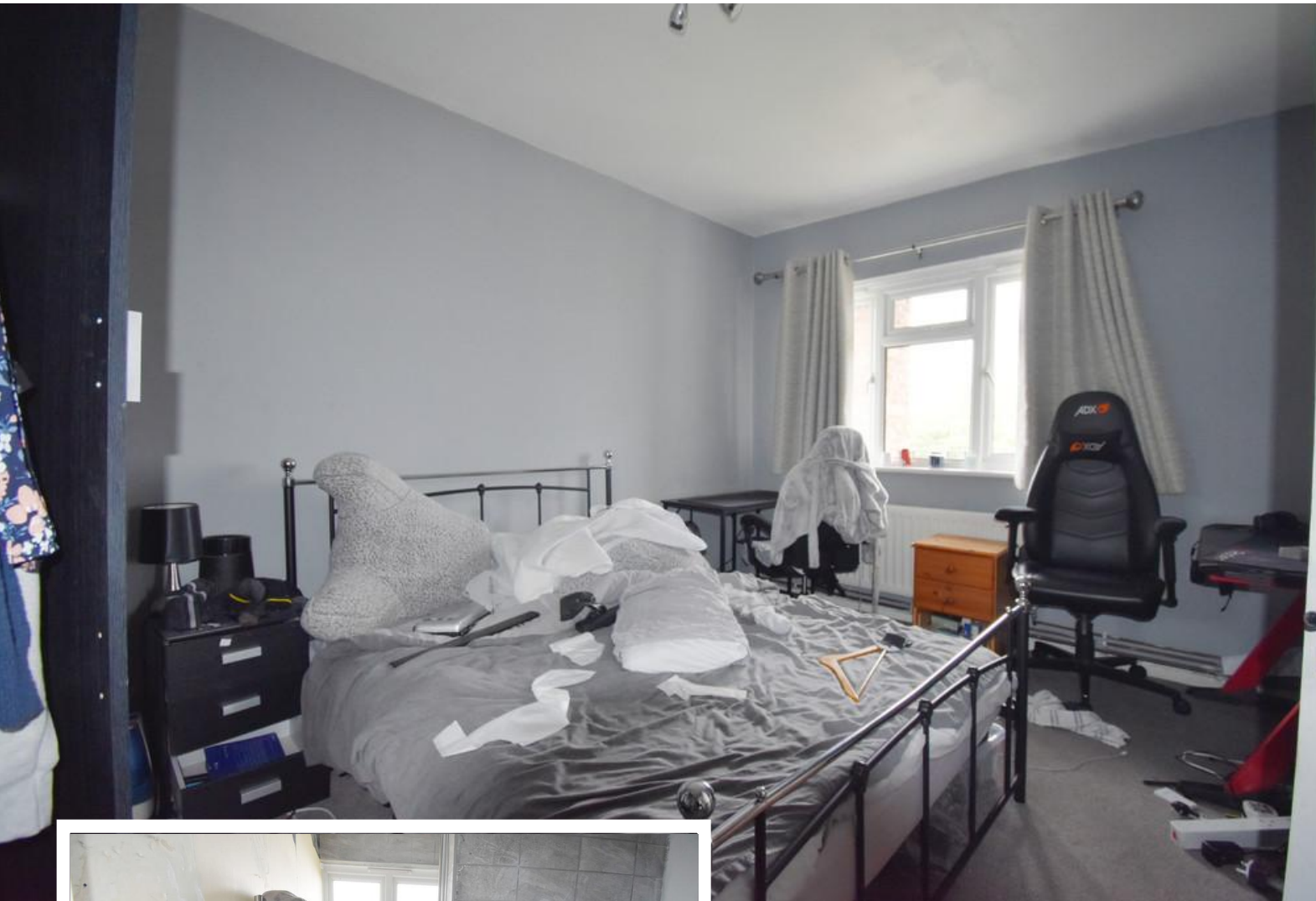


**Brownhill Green Road  
Coventry, CV6 2AN**

- Second Floor Flat
- One Bedroom
- Double Glazing
- Spacious Living Room

**Asking Price Of £65,000**  
EPC Rating '54E'





## Property Description

Situated on the third floor of a development situated in the North West of Coventry close to the City Centre. Enjoy the convenience of allocated parking and access to Coventry City Centre via Radford Road.

The property briefly comprises; an entrance hall, dining / living room, a kitchen, a bathroom and a spacious bedroom. The property is finished with a balcony overseeing parts of the local area.

### 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.

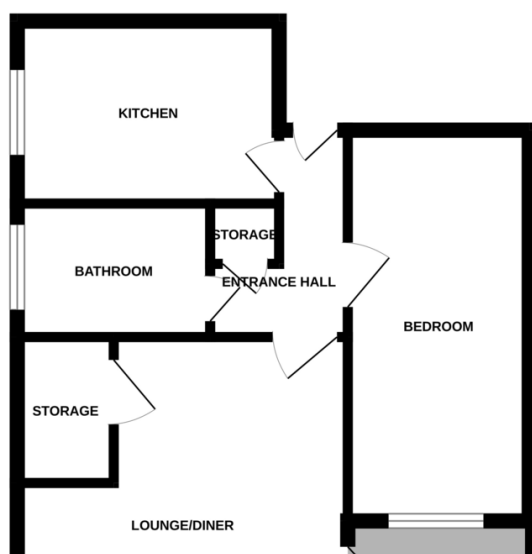
LIVING/DINING ROOM  
3.80m x 3.93m Max

KITCHEN  
3.10m x 2.21m Max

BATHROOM  
2.38m x 1.46m Max

BEDROOM  
3.32m x 4.65m Max

### THIRD FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

108 Walsgrave Road  
Coventry  
Warwickshire  
CV2 4ED

[www.doud9estates.co.uk](http://www.doud9estates.co.uk)  
[sales@doud9estates.co.uk](mailto:sales@doud9estates.co.uk)  
02476 263 660

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.