



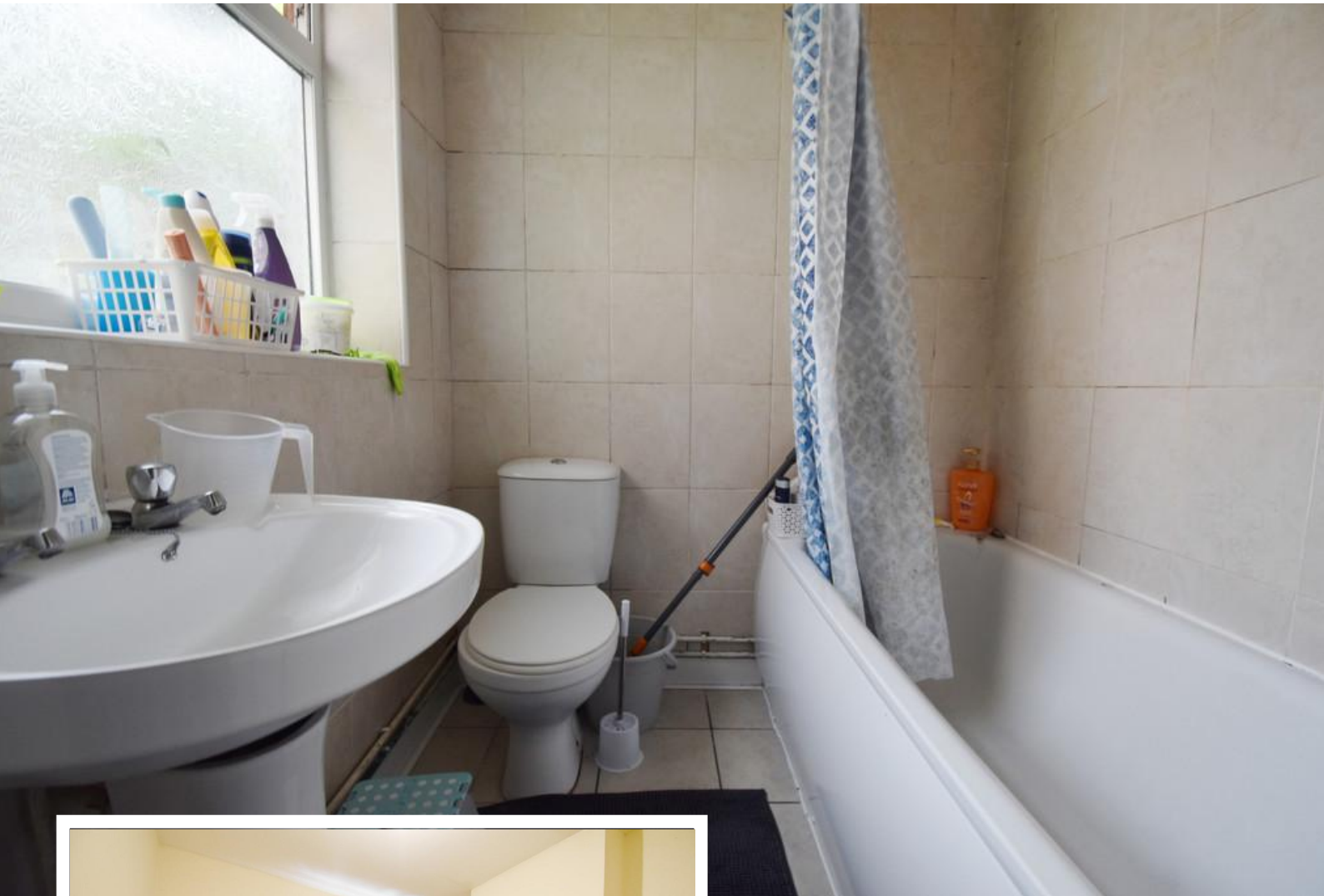
**24 Trentham Road
Hillfields
Coventry
CV1 5BD**

- Prime Investment Opportunity
- Ideal First Purchase or Renovation Project
- Convenient City Centre Location
- Flexible Two-Bedroom Layout

Offers Over £145,000

EPC Rating '65'





Property Description

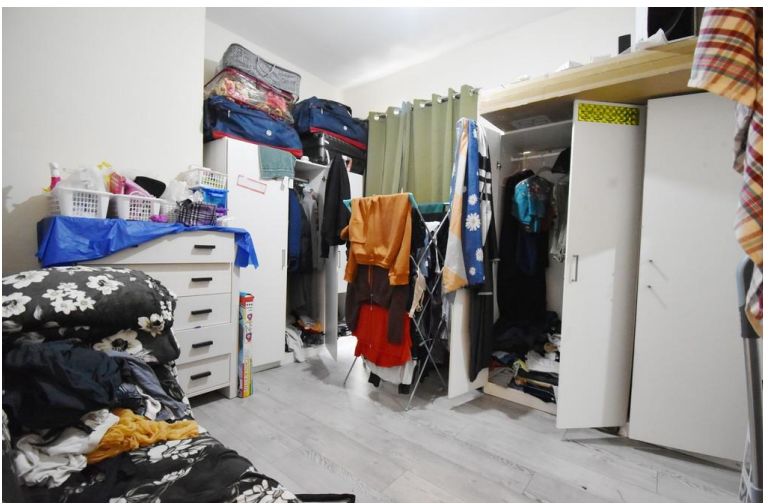
ABOUT THE PROPERTY

This two-bedroom mid-terraced home in CV1 5BD is a smart opportunity for first-time buyers, investors, or anyone looking for a rewarding renovation project. With character, space, and a prime location near Coventry City Centre, it's packed with potential and priced to move.

Inside, the layout includes a cosy living room, a modern kitchen, and a bathroom with a full-size bath, integral shower, and window for natural ventilation. Upstairs, two well-sized bedrooms offer flexibility for sleeping, working, or storage. The property benefits from gas central heating and double glazing, making it warm and efficient.

Outside, the mature rear garden with a real grass lawn provides a peaceful space to relax or improve with landscaping. With an estimated rental yield of £925 PCM, this home is ideal for investors seeking solid returns or buyers ready to add value with light updates.

Whether you're stepping onto the property ladder,





expanding your portfolio, or searching for a home to make your own, this CV1 gem is worth a closer look. Early viewing is recommended.

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

3.50m x 3.76m Max

KITCHEN

3.98m x 3.79m Max

UTILITY ROOM

1.08m x 1.88m Max

BATHROOM

1.67m x 1.77m Max

BEDROOM 1

3.50m x 3.72m Max

BEDROOM 2

3.50m x 2.85m Max

Energy Efficiency Rating

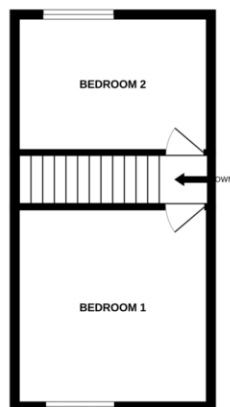
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

WWW.EPC4U.COM

GROUND FLOOR



1ST FLOOR



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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.