



**7 Mulliner Street  
Coventry, CV6 5ET**

- Mid Terraced House
- Three Bedrooms
- Double Glazing and Gas Central Heating
- Spacious Living Room

**Offers Over £150,000**

EPC Rating '69'







## Property Description

Cloud9 Estates proudly presents this mid-terraced house that offers comfortable living situated in Coventry. Investors can expect around £950 PCM.

The property features three well-sized bedrooms, one large reception room, a kitchen and a family bathroom. Ideal for investors looking for a development opportunity.

Externally, enjoy a small rear garden.

Whether you have a family, are a professional or an investor, this is a perfect opportunity!



#### 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.

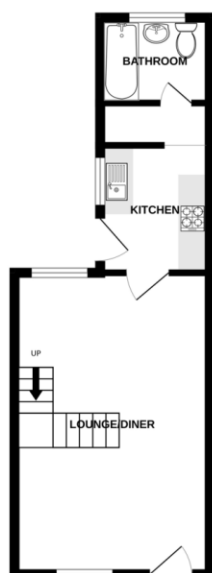
The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.  
Made with Homestyler ©2025

## LOUNGE/DINER

3.46m x 8.43m Max

## KITCHEN

1.96m x 4.21m Max

## BATHROOM

1.78m x 2.15m Max

## BEDROOM 1

3.47m x 3.78m Max

## BEDROOM 2

2.57m x 3.76m Max

## BEDROOM 3

1.96m x 4.24m Max

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		

108 Walsgrave Road  
Coventry  
Warwickshire  
CV2 4ED

www.doud9estates.co.uk  
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