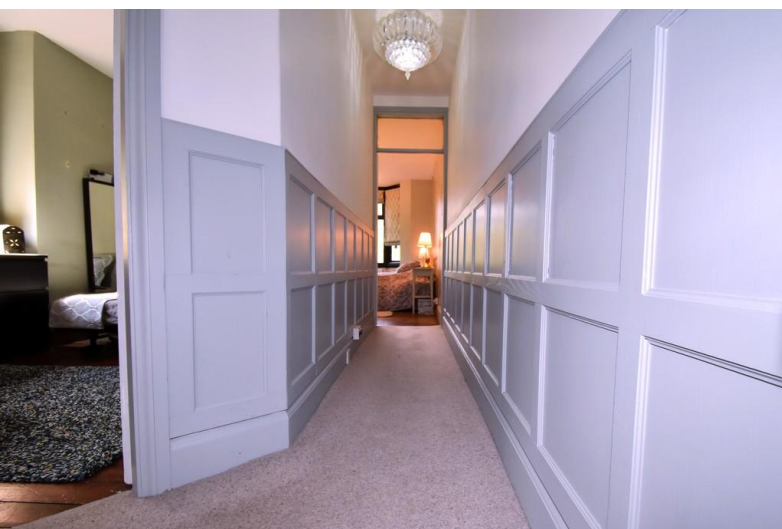




***Hugh Road
Coventry
CV3 1AF***

- Lovely Open Views with Direct Access to Nature
- Semi-Detached Period Family Home
- Three Generous Bedrooms with Lovely Views
- Two Grand Reception Rooms

Offers Over £350,000
EPC Rating '58'





Property Description

Presenting this beautifully preserved and thoughtfully updated three-bedroom semi-detached home, part of an exclusive row of just 12 unique properties. Built in 1914 and set well back from the road, this characterful residence enjoys a prime position adjoining Stoke Green Park, offering stunning open views and a peaceful, leafy backdrop.

From the moment you arrive, the charm is undeniable. A mature front garden leads to the entrance of this double-bayed home, where timeless architecture meets modern comfort. Step inside to a welcoming hallway that flows into a grand lounge and dining area - perfect for entertaining or relaxing with family. The kitchen, recently upgraded with a relocated boiler for added convenience, is both functional and full of potential.

To the rear, a second living space offers tranquil views of the garden and park beyond - an ideal spot to unwind and enjoy the sights and sounds of nature. Upstairs, you'll find three generously sized bedrooms, including a master with





picturesque park views, and a stylish family bathroom complete with both a bath and overhead shower.

The rear garden is a true sanctuary, offering privacy, greenery, and space to relax or entertain. Additional benefits include ample storage in the attic, three garden sheds, and a garage - ideal for growing families or those needing extra space.

This exceptional home is perfect for buyers seeking character, space, and a peaceful setting within easy reach of city amenities. For investors, the property offers a strong rental return, with an estimated income of approximately £1,250 PCM.



Opportunities like this are rare - contact Cloud9 Estate Agents today to arrange your viewing and experience the charm of Stoke Green living.

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.



DINING ROOM
4.32m x 3.78m Max

LOUNGE
4.24m x 3.78m Max

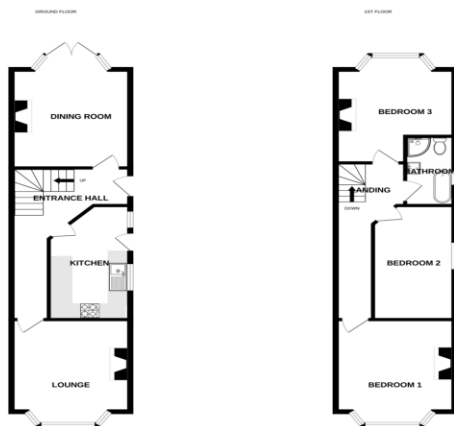
KITCHEN
4.83m x 2.76m Max

BEDROOM 1
4.24m x 3.78m Max

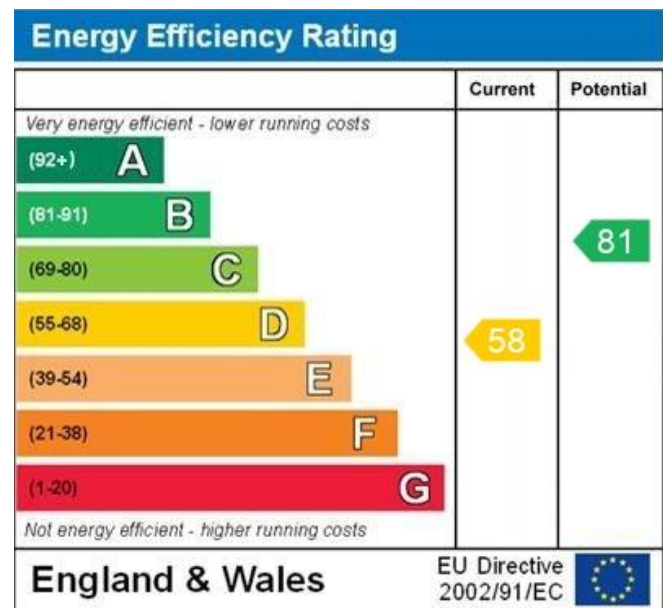
BEDROOM 2
3.83m x 2.76m Max

BEDROOM 3
4.23m x 3.78m Max

BATHROOM
2.87m x 2.10m Max



These plans are intended to provide a general impression of the property and are not to be relied upon for legal purposes. The actual dimensions of the property may vary from those shown on the plans. The plans are provided for information only and do not constitute an offer of any kind. The plans are subject to change without notice. The plans are provided for information only and do not constitute an offer of any kind. The plans are subject to change without notice.



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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.