



**Brixham Drive
Upper Stoke
Coventry
CV2 3LA**

- Private Driveway for Two Cars
- Stylish, Move-In Ready Interior
- Three Spacious Bedrooms
- Open-Plan Living & Dining Area

Offers Over £225,000
EPC Rating '76'





Property Description

Step into style and comfort with this beautifully updated three-bedroom mid-terraced home in North East Coventry, offered with no upward chain and an estimated rental income of £1,150 PCM - ideal for first-time buyers or investors.

This much-loved property features double front doors and its own driveway for at least two cars. Inside, enjoy a modern open-plan layout with new flooring, tasteful wallpapered accents, and a spacious living area flowing into the dining room via a stylish cove. Double doors lead out to a landscaped rear garden with decking, patio, artificial grass, and a handy shed-style outbuilding - perfect for entertaining or relaxing.

The modern kitchen includes a back door to the garden, while upstairs offers three generous bedrooms, including two doubles and a spacious single. The contemporary bathroom boasts a fitted bath and openable window for natural light and ventilation.

Located near the highly rated Caludon Castle School and



just around the corner from The Hungry Elephant Bar & Grill, this home blends convenience with charm.

Don't miss out - book your viewing today with the award-winning Cloud9 Estates and make this stylish home yours!

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

3.74m x 3.77m max

DINING ROOM

2.57m x 2.97m max

KITCHEN

2.93m x 2.99m max

BEDROOM ONE

3.79m x 3.97m max

BEDROOM TWO

3.18m x 2.97m max

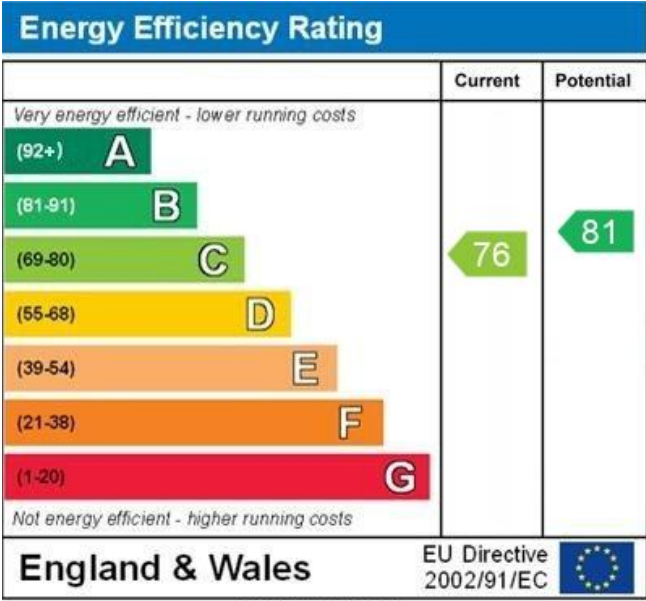
BEDROOM THREE

2.69m x 2.43m max

BATHROOM

1.70m x 2.41m max





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, the floorplan is for guidance only and should not be relied upon for any specific purpose. The floorplan is for guidance only and should not be relied upon for any specific purpose. The floorplan is for guidance only and should not be relied upon for any specific purpose. The floorplan is for guidance only and should not be relied upon for any specific purpose.

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