



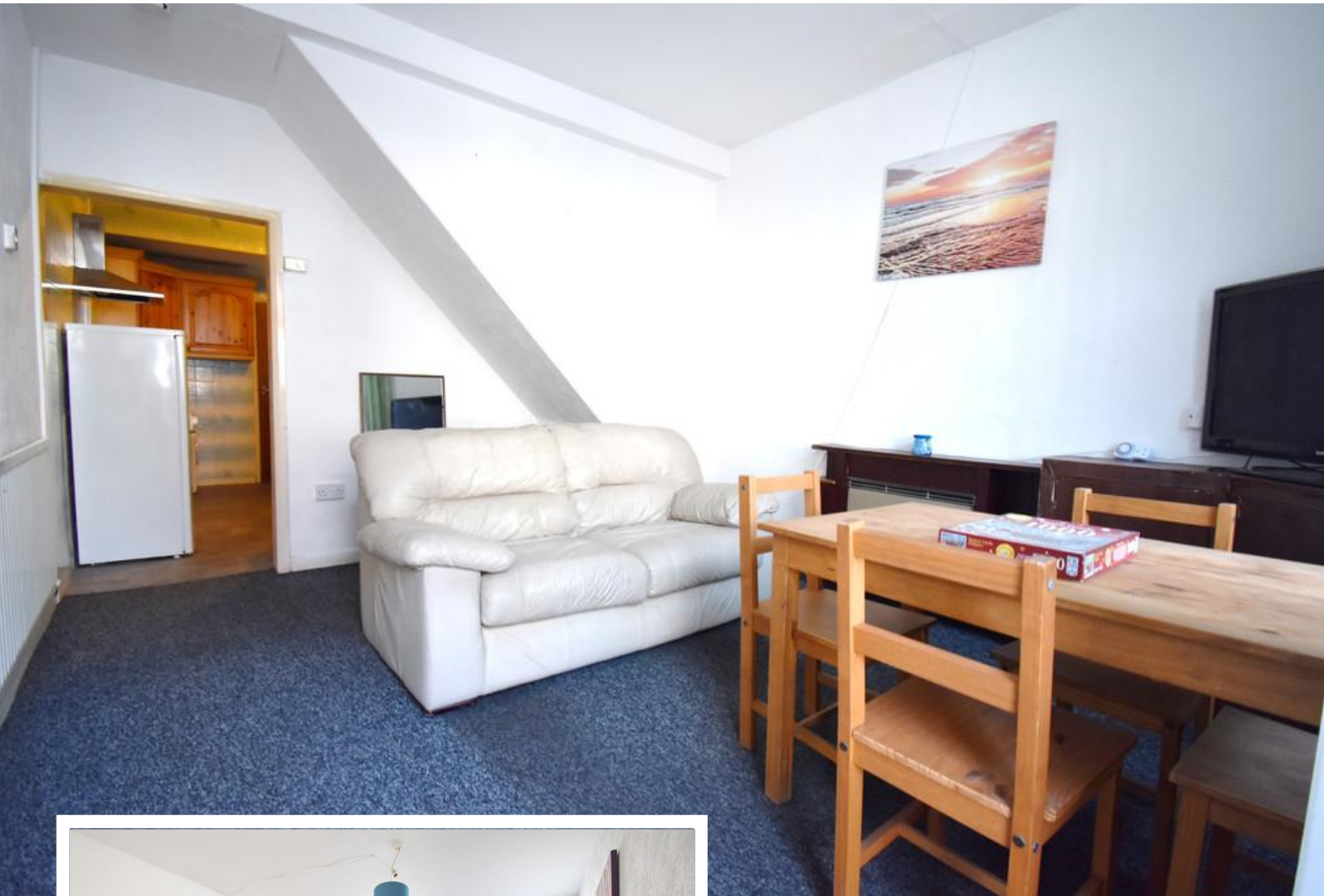

Cloud9 Estates

Trentham Road
Hillfields
CV1 5BD

- Vacant and Ready for Renovation
- Strong Rental Potential — £1000 PCM
- No Chain
- Three Bedrooms

Asking Price Of £165,000
EPC Rating '71'





Property Description

With no chain, this vacant three-bedroom mid-terraced freehold property is perfect for investors with an estimated monthly income of £1,000, thanks to its prime location within walking distance of Coventry City Centre and proximity to major institutions like Sidney Stringer Academy and University Hospital Coventry & Warwickshire.

Inside, the home opens into a living area featuring sloped ceilings; modern, homely kitchen is ideal for family meals or entertaining guests, while the bathroom includes a full-sized bath and a window for natural light and ventilation.

Upstairs, you'll find three bedrooms, including a very large double bedroom with fitted wardrobes and a window, another generous double, and a single bedroom—all with windows that fill the rooms with light. The layout is practical and versatile, suited to growing families or shared living arrangements. To the rear, the property boasts a beautiful nature-inspired garden with a slabbed patio with ample planting space for keen gardeners to create their



own green space. The garden offers privacy and potential, making it a standout feature of the home.

The property benefits from double-glazed windows, a Council Tax Band A rating, and an EPC rating of C, with potential to improve to B for greater energy efficiency. Don't miss your chance to secure this well-located property with excellent investment potential. Book your viewing today with award-winning Cloud9 Estates and explore everything this property has to offer.

Important Note To Purchasers

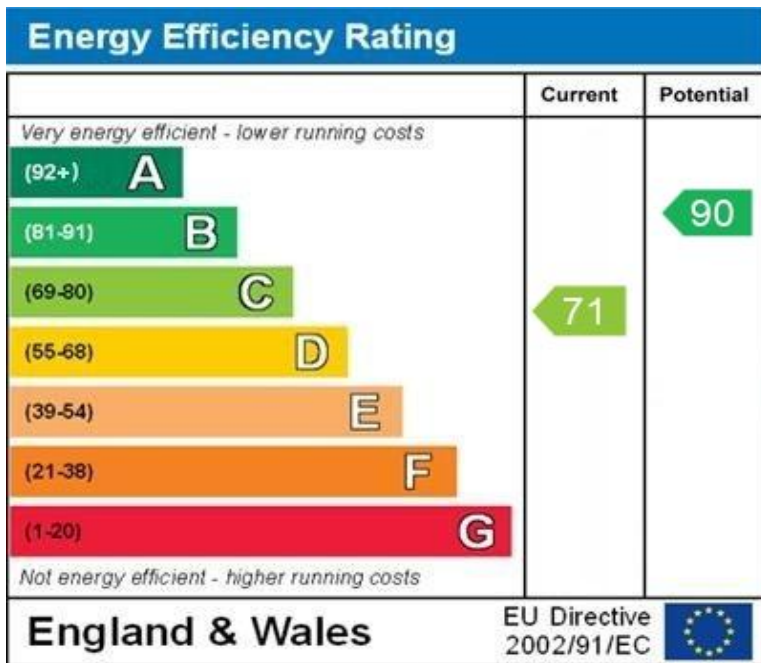
As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

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.

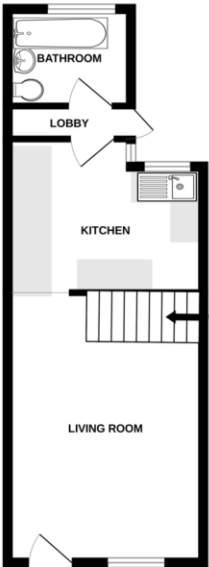
Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor



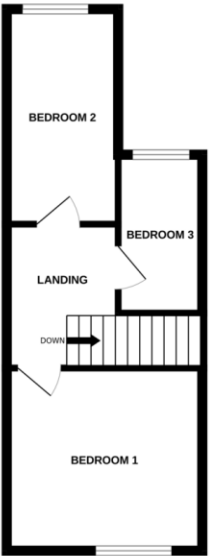
WWW.EPC4U.COM

- LIVING ROOM**
4.76m x 3.47m max
- KITCHEN**
3.48m x 3.90m max
- BATHROOM**
1.79m x 1.67m max
- BEDROOM ONE**
3.10m x 3.71m max
- BEDROOM TWO**
3.82m x 2.02m max
- BEDROOM THREE**
2.85m x 2.57m max

GROUND FLOOR



1ST FLOOR



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Warwickshire
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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