



**Anglian Way
Coventry
CV3 1PB**

- Three storey end terraced home!
- Four bedrooms!
- Secure outdoor living space!
- No chain!

£310,000
EPC Rating '80'





Property Description

Introducing this excellent four bedroom end terraced home, perfect for families / investors. In the lower Stoke area of Coventry, this bright, modern home offers comfort and a great space to relax. Investors can expect a rental income of £1,350 per calendar month.

In brief, this three storey home comprises of, on the ground floor; a large living area, kitchen/diner and convenient WC, travel upstairs to the second floor of this home and you will be greeted with two large and light double bedrooms and a single bedroom. On the top floor you will find a huge master bedroom with an ensuite.

To the rear of this home you will discover a secure, landscaped garden, perfect for entertaining.

This home is within close proximity to Ernesford Grange Primary School, which has a 'good' overall rating.

Don't miss out - book your viewing today with the award winning Cloud9 Estates!



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.



KITCHEN / DINING ROOM

4.16m x 2.81m max

LIVING ROOM

3.36m x 4.95m max

BEDROOM ONE

3.86m x 2.85m max

BEDROOM TWO

3.69m x 2.84m max

BEDROOM THREE

2.02m x 2.75m max

BEDROOM FOUR

5.65m x 4.98m max





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Dimensions are for guidance only. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		

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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 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