




Cloud9 Estates

**Brooklyn Road
Foleshill
Coventry
CV1 4JT**

- Chain-Free Property for Quick Move-In
- Three-Bedroom Mid-Terraced
- Ground Floor Reception Room
- Private Rear Garden

Guide Price £170,000

EPC Rating '70'





Property Description

This spacious, chain-free and vacant three-bedroom mid-terraced home ideal for first-time buyers, families, or investors. Located in the popular Foleshill area of Coventry, this property offers generous living space and excellent rental potential, with an estimated income of £1,000 per calendar month.



On the ground floor, you'll find a bright reception room, a comfortable living room, a modern shower room for added convenience, and a fitted kitchen. Upstairs, the home features one double bedroom and two single bedrooms, offering flexibility for family living, guests, or home office use.

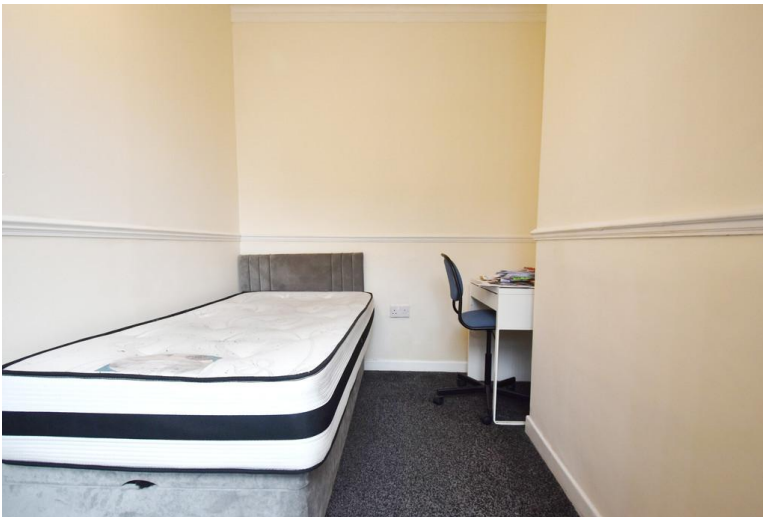
Outside, the private rear garden presents a great opportunity for gardening enthusiasts or those looking to create a relaxing outdoor space. The property is



conveniently situated near Foleshill Road, providing easy access to Coventry City Centre and excellent transport links. This is a fantastic opportunity to secure a well-located and versatile home. Book your viewing today with the award-winning Cloud9 Estates and take the next step toward your future.

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.



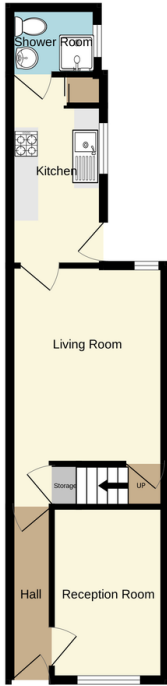
All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

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.

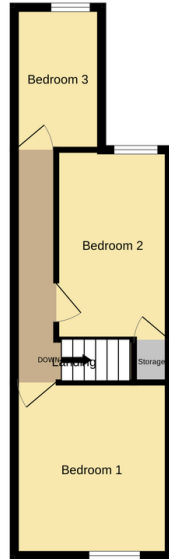


Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
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RECEPTION ROOM

3.48m x 2.23m max

LIVING ROOM

3.77m x 3.17m max

KITCHEN

2.85m x 1.85m max

SHOWER ROOM

1.77m x 1.33m max

BEDROOM ONE

3.18m x 3.48m max

BEDROOM TWO

2.33m x 3.79m max

BEDROOM THREE

1.80m x 2.83m max

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.