



**Kildale Close  
Coventry  
CV1 5ND**

- Three storey mid terraced home!
- With it's own garage!
- Gas central heating!
- Four great sized bedrooms!

**Guide Price £185,000**  
EPC Rating '75'





## Property Description

Hello there! Cloud9 Estates are proud to introduce to you, this mid-terraced, three storey, four double bedroom bedroom family home. Located in the Hillfields area of Coventry, this home offers plenty of space to relax and spend time with family and friends. The property benefits from recent refurbishment including new carpets throughout. With minimal work required this home is perfect for families / first time buyers / investors. Investors can expect a rental income of approx.. £1,150 per calendar month.

On the ground floor of this fabulous home, you will be greeted by a large living area, with double doors allowing natural light to pour in, there is also a kitchen with views of the garden, a conveniently placed WC and with it's own garage this will allow a safe space to park a vehicle or use as storage.

Traveling upstairs to the first floor and you will find two spacious double bedrooms, on the second floor you will see a further two light and bright bedrooms and family



bathroom.

To the rear of the property you will see a secure and private garden, a great project for keen gardeners.

This home is within walking distance to Coventry City Centre, and with easy access to Pool Meadow bus station, this has great travel links.

Don't miss out! Call Cloud9 Estates today on 02476 263 660.

#### 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

3.57m x 2.88m max

#### LIVING ROOM

3.26m x 3.58m max

#### BEDROOM ONE

3.95m x 3.60m max  
BEDROOM TWO  
3.25m x 3.59m max  
BEDROOM THREE  
3.59m x 1.94m max  
BEDROOM FOUR  
3.24m x 3.59m max  
BATHROOM  
1.88m x 2.58m max



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other space are approximate and no responsibility is taken for any mis-measurement or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, appropriateness and applicability of these plans are not guaranteed. No liability is accepted for any errors or omissions. Made with Metaphor 13/2/25



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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