



**Recreation Road
Coventry
CV6 7AW**

- Charming period property
- Original Features
- Rustic Beams
- Expansive Outdoor Space

Offers Over £210,000
EPC Rating 'TBC'





Property Description

This charming character property in the Longford area of Coventry, has three bedrooms and a variety of original features preserved - an excellent first-time purchase for new homebuyers and families seeking something truly unique. Perfectly positioned near standout attractions and quiet green spaces, it offers a lifestyle rich in culture, nature, and convenience - blending heritage appeal with modern comfort. Investors can expect a rental income of £1,000 per calendar month.

Inside, the ground floor welcomes you with a cosy living room featuring exposed timber beams and period detailing, a separate dining room, a convenient downstairs toilet, and a thoughtfully designed kitchen with ample space to entertain. Upstairs, you'll find three well-proportioned bedrooms and a shower room.

To the rear, the property boasts an expansive garden area complete with a shed, outbuildings, and generous storage - ideal for hobbyists, gardeners, or growing families. This spacious outdoor retreat is easily accessed via the kitchen's





back door and offers the perfect setting for morning coffee, evening unwinding, or entertaining.

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.

HALLWAY

4.37m x 1.57m max

LIVING ROOM

4.07m x 4.07m max

DINING HALL

3.01m x 4.05m max

WC

1.78m x 1.38m max

KITCHEN

5.55m x 2.11m max

LANDING

0.68m x 3.90m max

BEDROOM ONE

3.03 x 3.88m max

BEDROOM TWO

2.84m x 2.38m max

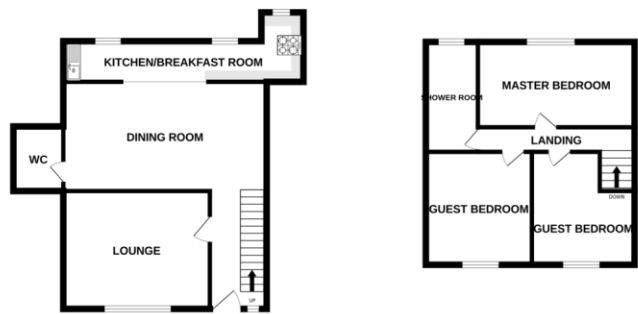




BEDROOM THREE
3.24m x 2.93m max
SHOWER ROOM
2.80m x 1.44m max



GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, rooms, rooms and any other parts are approximate and no responsibility is taken for any mis-measure or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, completeness and appropriateness of the information is not guaranteed. No liability is accepted for any errors or omissions. Made with Mapbox (2022)

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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