



**Olaf Place  
Coventry  
CV2 2DG**

- Three bedroom end terrace home!
- Ground floor study!
- Large outdoor area!
- Great location!

**Offers Over £250,000**  
EPC Rating 'TBC'







## Property Description

Cloud9 Estates is proud to introduce to you, this three-bedroom end terraced home, perfect for first time buyers / families / investors. Located in the Walsgrave area of Coventry, this much loved home is just waiting to be snapped up!. Investors can expect a rental income of £1,200 per calendar month.

In brief, this home comprises of, on the ground floor; a family sized kitchen, which faces to the rear of the property, a large living room to the front and a study – each with large windows overlooking the great outdoors allowing natural light to pour in.

To the rear of this home you will discover a private and secure garden – perfect for entertaining or relaxing!

On the first floor of this wonderful home, you will find two double bedrooms, and a single bedroom, also on the first floor is a family sized bathroom.

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.

#### LIVING ROOM

3.89m x 4.22m max

#### KITCHEN

4.27m x 4.86m max

#### STUDY

3.25m x 3.25m max

#### BEDROOM ONE

2.78m x 3.61m max

#### BEDROOM TWO

2.85m x 2.78m max

#### BEDROOM THREE

2.32m x 1.98m max

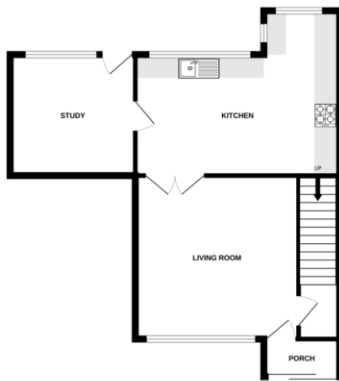
#### BATHROOM

1.93m x 1.72m max





GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown hereon are not guaranteed and no guarantee is made with respect to them.

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