



Olaf Place
Coventry
CV2 2DG

- £1,200/Month Rental Income Potential
- High-Growth Area with Proven Value Rise
- Massive Private Garden for Future Development
- Freehold Ownership

Offers Over £250,000
EPC Rating '66'





Property Description

A huge, sun-soaked garden sets the tone for this bright and spacious three-bedroom end terrace home, perfectly positioned on Olaf Place in the popular Walsgrave area of Coventry. Fully enclosed and wonderfully private, the outdoor space is ideal for summer BBQs, outdoor dining, kids' playtime, or even a future garden studio—an exceptional lifestyle feature rarely found in the area.

Step inside and you'll find a home flooded with natural light, thanks to large windows throughout. The ground floor offers a spacious living room at the front, a generous kitchen with dining area at the rear, and a separate study—perfect for working from home or creating a quiet retreat. Upstairs, there are two double bedrooms, one single, and a family-sized bathroom, providing plenty of space for everyone.

Whether you're a first-time buyer, a growing family, or an investor, this freehold property offers fantastic value, versatility, and long-term potential. Located in a quiet cul-de-sac with easy access to local amenities, schools, and





transport links, it's also a smart investment opportunity, with rental potential of £1,200 per calendar month. With council tax band B and estimated energy savings of up to £474 annually, this home is as practical as it is appealing.

Call Cloud9 Estates today on 02476 263 660 to book your viewing-this one won't stay on the market for long!

Important Note To Purchasers

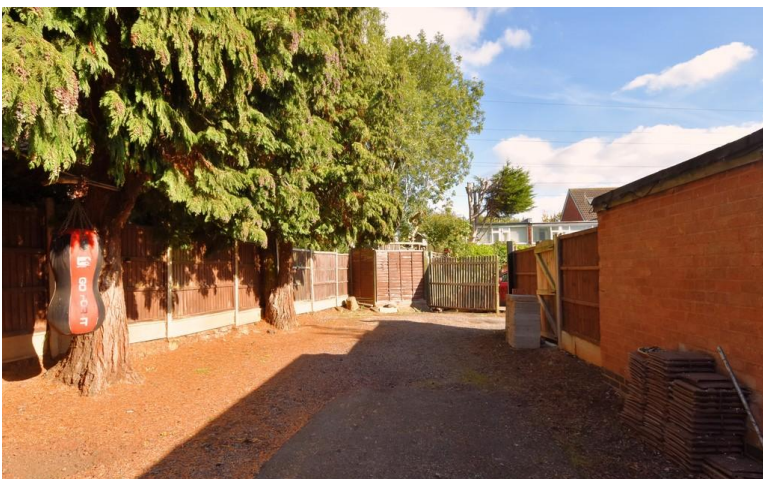
As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

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.

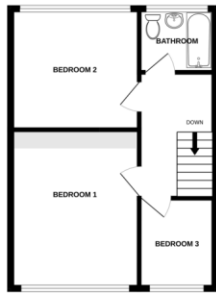
Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, the floorplan is not a guarantee of the actual dimensions of the property. The floorplan is for guidance 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 operability or efficiency can be given.
Marked with a 'C' logo.

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(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 are 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.