



**Sewall Highway
Coventry
CV2 3NP**

- Private Garden
- Three Bedrooms
- Fully Equipped Kitchen
- Prime location in Wyken

Asking Price Of £200,000
EPC Rating '65'



Property Description

LIVING ROOM

7.06m x 3.20m max

KITCHEN/DINER

5.27m x 4.64m max

LANDING

2.22m x 1.72m max

BATHROOM

1.72m x 1.71m max

BEDROOM ONE

3.13m X 3.06m max

BEDROOM TWO

3.95m x 2.75m max

BEDROOM THREE

2.51m x 2.11m max

Nestled in the suburb of Wyken, this terraced-house presents a fantastic opportunity for investors seeking long-term value in a high-demand, with an estimated rental yield of £1,100 per month. Each of the three bedrooms comfortably accommodate a double bed, making it perfect for small families, professionals, or tenants seeking extra room.

The property also features a welcoming lounge, a fully-fitted kitchen with modern appliances, a bathroom, and a private rear garden - ideal for outdoor relaxation or entertaining.

The proximity to schools, healthcare facilities, and transport routes makes it especially appealing to tenants. To find any more information about this property, or to arrange a viewing, please contact the office 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.

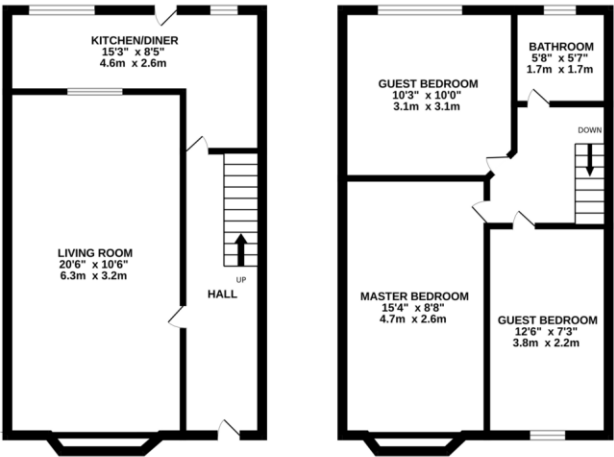
While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no 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.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items 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 only. Prospective purchasers: The services, systems and appliances shown have not been tested and no guarantee is given.



108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.doud9estates.co.uk
sales@doud9estates.co.uk
02476 263 660

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