



Webster Street

Foleshill

CV6 5BA

- Chain-Free & Ready to Move In
- Two-bedroom semi-detached home
- Private garden
- Gas central heating

Guide Price £130,000

EPC Rating '48'



40 Webster Street, Foleshill, Coventry, West Midlands, CV6 5BA



Property Description

Cloud9 Estates proudly presents this charming vacant two-bedroom semi-detached home, thoughtfully designed to offer space, comfort, and a welcoming atmosphere. Nestled in the heart of Foleshill, Coventry, this property is perfect for families seeking a peaceful retreat or investors looking for a high-yield opportunity, with rental income estimated at £850 per calendar month.

Step inside to discover a bright and airy open-plan living room and kitchen area, ideal for relaxing evenings or entertaining guests. The ground floor also features a well-appointed family bathroom. Upstairs, two generous double bedrooms await, each bathed in natural light and offering ample space for restful nights and personal touches.

To the rear, a private garden provides a safe space for children to play or for hosting summer gatherings. And located just a short drive from Sidney Stringer Academy, rated 'Outstanding' for personal development, this home combines convenience with quality education options nearby.





This is a rare opportunity to secure a delightful home in a thriving community. Book your viewing today with the award-winning Cloud9 Estates-your next chapter starts here.

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/KITCHEN

7.78m x 3.26m max

BATHROOM

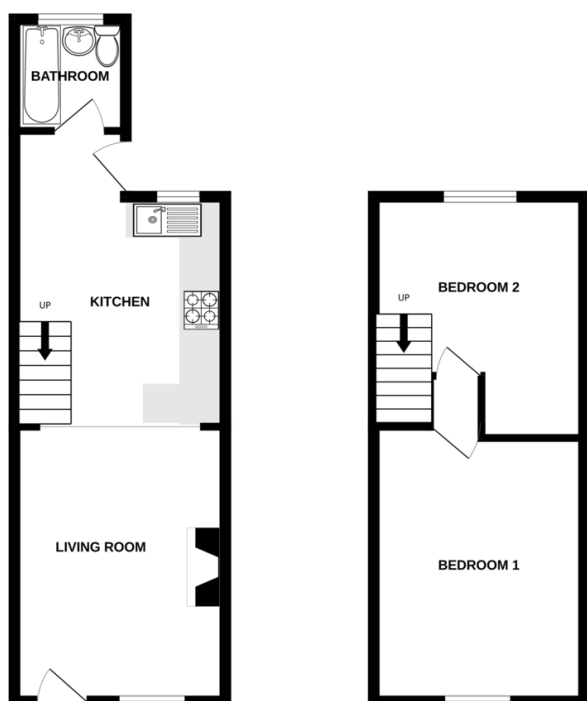
1.82m x 1.80m max

BEDROOM ONE

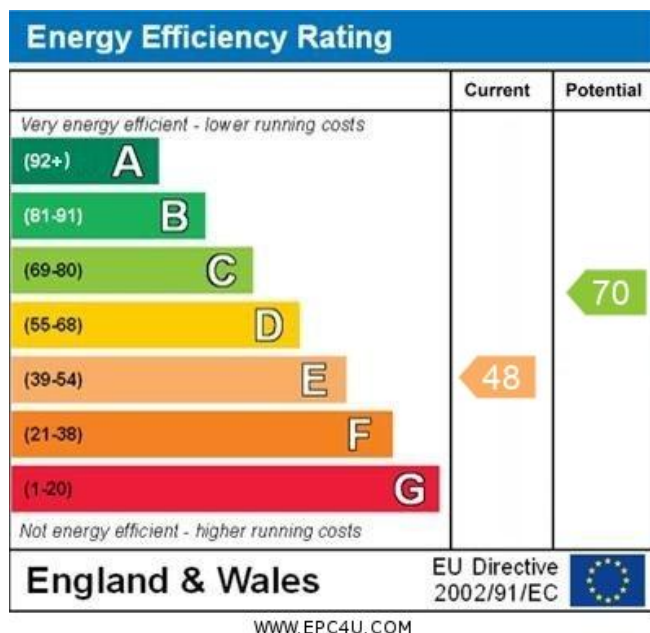
3.29m x 3.71m max

BEDROOM TWO

3.29m x 3.23m max



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Henergy CDS2



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