



**21A Mulliner Street
Foleshill
Coventry
CV6 5ET**

- Freehold Property – No Leasehold Fees
- Chain-Free – Ready for Immediate Move-In
- Prime Foleshill Location – Vibrant & Well-Connected
- Spacious 4-Bedroom Family Home
- Flexible Three-Storey Living – Ideal for Families
- High Resale Potential – Strong Local Sales Performance

Offers In Region Of £160,000

EPC Rating: 87





Property Description

Tucked away in the lively heart of Foleshill, this spacious three-storey home offers four bedrooms and a well-appointed bathroom. The top-floor bedroom, with its charming, sloped ceilings, adds a touch of personality, while another features a distinctive slatted window that brings in soft, filtered light-details that hint at the home's unique charm. For investors, this property presents a compelling opportunity, with an estimated rental income of £1,250 per calendar month.

The kitchen is modern and functional, with double doors that open directly onto the long rear garden; this seamless indoor-outdoor flow invites fresh air and natural light into the cooking space. The rear garden is bordered by a solid brick wall on one side for privacy and anchored by a mature tree at the far end that adds shade and serenity.

Beyond the property's walls, the location speaks for itself. With Coventry and Coventry Arena railway stations nearby, commuting is a breeze. Families will appreciate the proximity to respected schools like Stanton Bridge Primary and Eden Girls' School Coventry, making the morning



routine smoother and the long-term investment smarter.

This is more than just a house-it's a blank canvas waiting for someone with to move straight in.

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

3.72m x 3.17m max

KITCHEN

4.17m x 2.74m max

BEDROOM ONE

3.67m x 3.18m max

BATHROOM

2.12m x 1.46m max

BEDROOM TWO

3.13m x 1.59m max

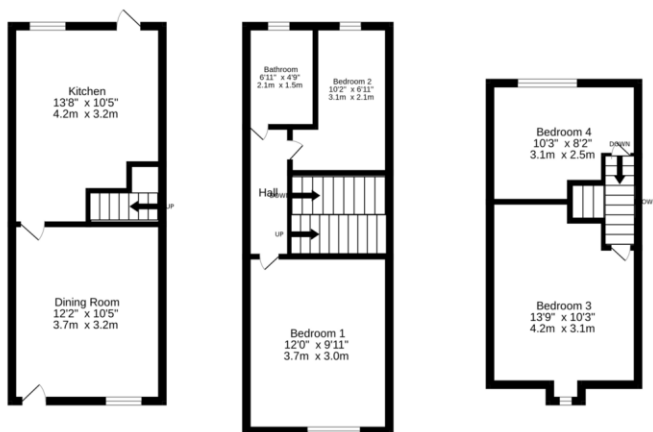
BEDROOM THREE

3.13m x 2.84m max

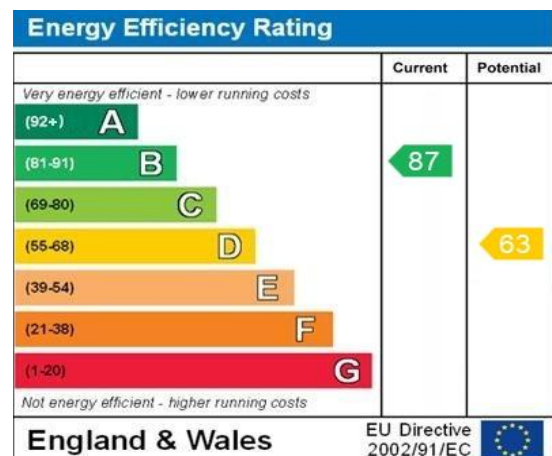
BEDROOM FOUR

3.79m x 2.78m max

Ground Floor
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metaphor GDS



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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.