




Cloud9 Estates

**Allesley Old Road
Coventry
CV5 8GF**

- Four-Bedroom Semi-Detached Family Home
- Private Driveway and Secure Garage
- Huge Private Rear Garden with Raised Decking
- Elegant Living Room with Marble-Style Fireplace

Asking Price Of £325,000
EPC Rating '78'





Property Description

ABOUT THE PROPERTY

Set within the sought-after Allesley Park and just moments from top-rated Ofsted Outstanding schools, this beautifully upgraded 1930s family home captivates with its generous proportions, elegant finishes, and neutral décor with a warm, welcoming atmosphere that instantly feels like home.

The large entrance hall leads to the main living area, where a stunning marble-style fireplace becomes the centrepiece. Elegant ceiling light fixtures and classic bay windows flood the room with natural light, while coved walls add a touch of character. A bright, modern kitchen featuring two large skylights, sleek ceiling lighting, a spacious oven, and windows that open to fresh air and garden views. A convenient ground-floor WC and access to the rear garden complete this level.

Step outside to discover a truly exceptional outdoor space: a huge, private rear garden with a raised modern decking area perfect for entertaining, and an expansive real grass





lawn bordered by sturdy brick walls and a rear fence for privacy and security. Off-road parking - a driveway for at least three vehicles.

Upstairs, a large landing leads to a stylish bathroom featuring a bath, toilet, sink, towel radiator, and a window for natural light. The master bedroom boasts a large bay window, mirrored fitted wardrobes, and ceiling spotlights. Bedroom two offers fitted storage wardrobes and cupboards, while bedrooms three and four are ideal for children, guests, or home office use - each with its own window and space for a wardrobe.

Every inch of this property has been thoughtfully maintained and stylishly decorated, making it move-in ready. With double glazing, gas central heating, and proximity to excellent schools, shops, and transport links, this home is a rare find in a prime location. Don't miss your chance to own a piece of Allesley Park's charm with all the modern comforts you deserve.

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.

ENTRANCE HALL

4.12m x 1.66m max

LIVING ROOM

3.62m x 3.5m max

KITCHEN/DINER

4.42m x 4.59m max

RECEPTION ROOM

3.83m x 3.07m max

GROUND WC

1.76m x 1.26m max

LANDING

2.17m x 1.89m max

MASTER BEDROOM

3.72m x 2.6m max

BEDROOM TWO

2.73m x 2.18m max

BEDROOM THREE

2.62m x 2.11m max

BEDROOM FOUR

2.48m x 3.67m max

BATHROOM

1.71m x 2.08m max

Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metrage G2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	
(55-68) D		64
(39-54) E		

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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.