



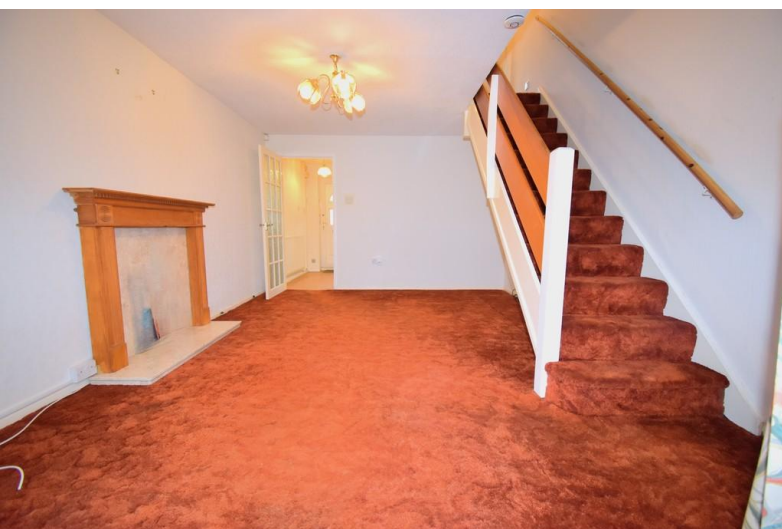
Cloud9 Estates

Westbury Mews
Briton Road
Upper Stoke
CV2 4RT

- Top Rated Schools
- Prime Location with Excellent Transport Links
- Living Room with Patio Doors to Garden
- Excellent First-Time Purchase

Offers Over £170,000

EPC Rating '74'





Property Description

ABOUT THE PROPERTY

Nestled in the heart of Upper Stoke, Coventry, this terraced house is just minutes from Stoke Primary School and within reach of top-rated secondary schools like Eden Girls' School Coventry. With an allocated parking space to the rear and excellent transport links including Coventry and Coventry Arena stations nearby, this home offers both convenience and community.

Step inside to discover a warm and inviting living room, where an elegant ceiling light fixture sets the tone. Double patio doors open seamlessly to the garden, flooding the space with natural light and creating a harmonious indoor-outdoor flow. The open staircase adds architectural interest, while a decorative fireplace (not in use) provides a charming focal point. The kitchen is fitted with a practical strip light and features windows that offer ventilation and brightness.

The conservatory is a true highlight, boasting ceiling-to-floor gridded windows and double doors that lead directly





to the back garden. The private garden itself is fully fenced on both sides and thoughtfully divided into a patio area, planting beds, and a gravelled section. A back gate provides additional access, adding to the property's practicality.

Upstairs, there are two bedrooms with openable windows to let in fresh air and natural light. The bathroom is equipped with a full-size bath, a window for ventilation, and a handrail for added safety.

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

1.133m X 2.442m max

KITCHEN

2.413m x 2.447m max

LIVING AREA

5.076m x 3.602m max

CONSERVATORY

3.116m x 2.356m max

LANDING

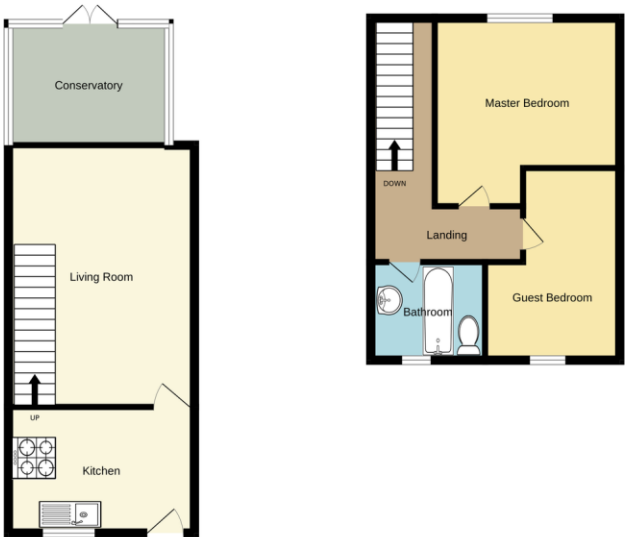
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

1.788m x 1.071m max
 BEDROOM ONE
 3.594m x 3.590m max
 BEDROOM TWO
 3.499m x 2.057m max
 BATHROOM
 2.34m x 1.483m max

Ground Floor



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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.