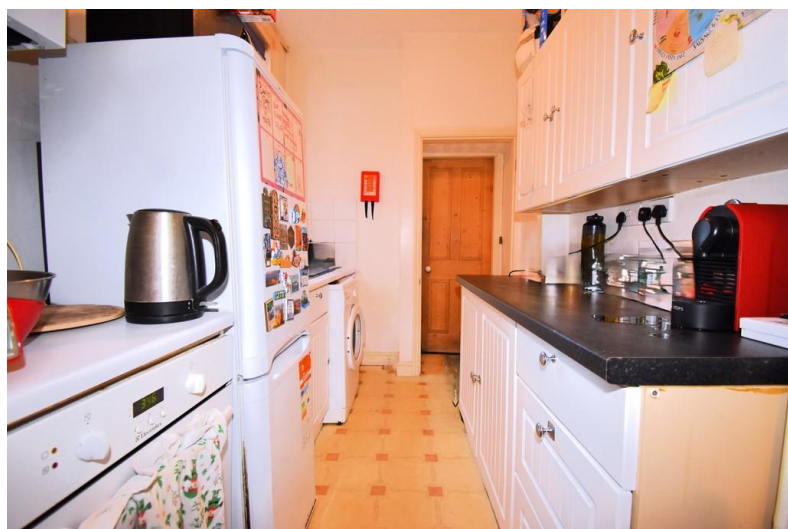


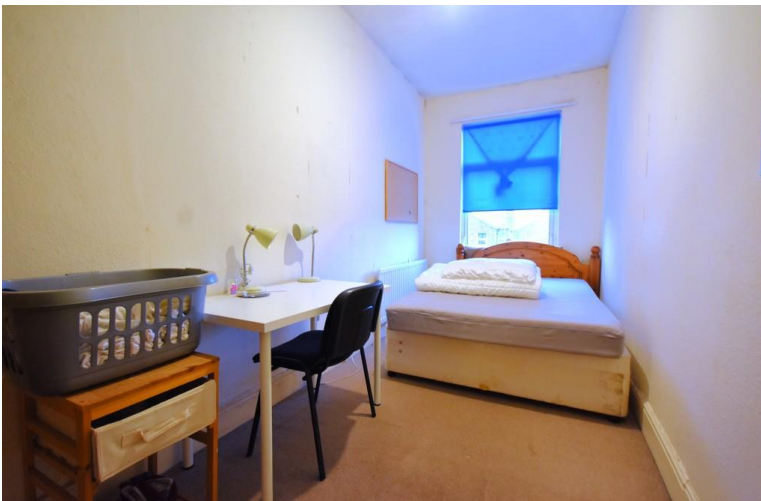


**Westwood Road
Coventry
CV5 6GB**

- Tenanted Investment Or First Purchase with No Chain
- Popular Earlsdon Location
- Excellent Transport Connectivity
- Top-Rated Schools Nearby

Asking Price Of £220,000
EPC Rating '66'





Property Description

ABOUT THE PROPERTY

A stylish three-bedroom home in Earlsdon, one of Coventry's most desirable neighbourhoods, sold with tenants on a periodic tenancy and no chain, presented by Cloud9 Estates. On the ground floor, a sleek contemporary bathroom with a bath and window floods the space with natural light. Its location on the ground floor is a real advantage, offering easy access for guests, elderly residents, or those with mobility needs. The spacious sitting room, also with a window, creates a bright and welcoming hub for relaxation or entertaining.

Upstairs, all three bedrooms are generously sized to fit double beds, each with its own window and a decorative fireplace that adds period charm, even though not in use. Outside, the home benefits from convenient on-road parking and a private rear garden.

Earlsdon is Coventry's most sought-after suburb, combining elegant period homes with a lively high street of cafés, boutiques, and restaurants. Just minutes from the



city centre and Coventry railway station, it offers excellent schools, green parks, and a welcoming community atmosphere. With its blend of heritage charm and modern convenience, Earlsdon delivers the perfect lifestyle for families and professionals alike.

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.

RECEPTION ROOM

2.4m x 3.69m max

DINING ROOM

3.63m x 3.39m max

KITCHEN

2.74m x 1.93m max

BATHROOM

1.95m x 1.75m max

BEDROOM ONE

3.72m x 3.68m max

BEDROOM TWO

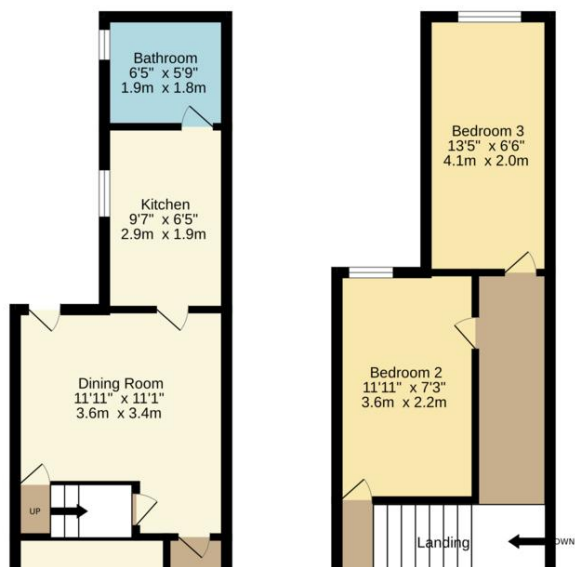
3.66m x 2.5m max

BEDROOM THREE



4.06m x 1.98m max
LANDING
4.54m x 0.8m max

Ground Floor



108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

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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 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