

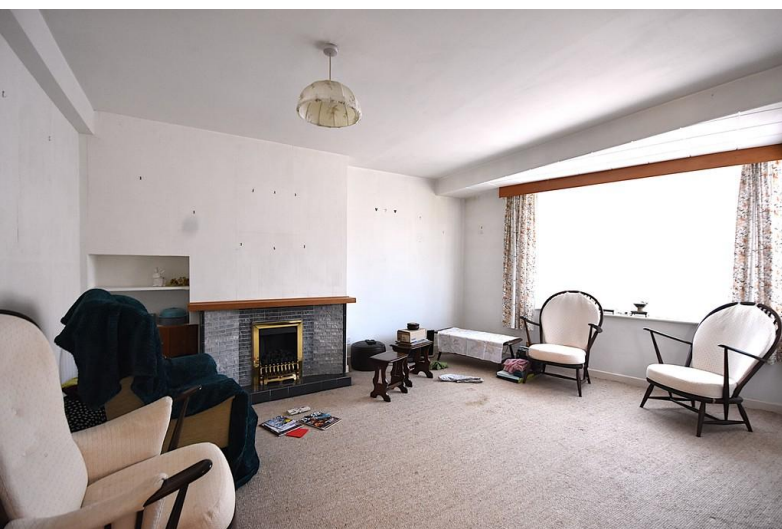


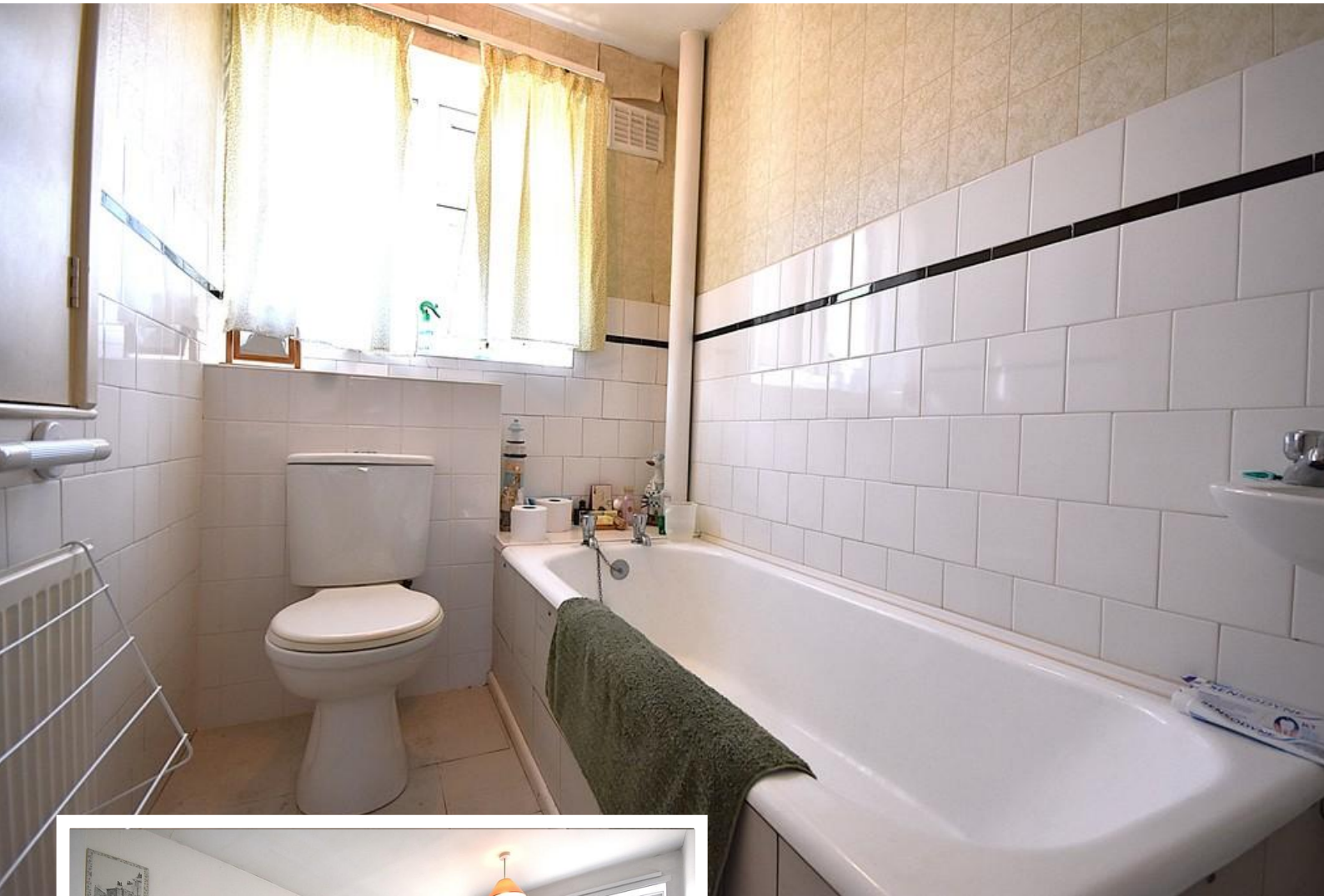
Cloud9 Estates

**Gleneagles Road
Coventry
CV2 3BJ**

- Walking Distance to UHCW
- Garage and Parking
- South Facing Garden
- Three Bed Semi-Detached House

Guide Price £230,000
EPC Rating '67'





Property Description

New to Market – Cloud9 Estates

Cloud9 Estates are pleased to present this spacious three-bedroom semi-detached home, ideally located within walking distance of University Hospital Coventry and close to a range of local shops and amenities. Offered with no onward chain, this property presents a fantastic opportunity for buyers looking to create a lovely family home or investment.

Internally, the property offers well-proportioned living space throughout and benefits from double-glazed windows and a gas combination boiler. The ground floor comprises a welcoming entrance hallway, a generous lounge, and an open-plan kitchen/diner to the rear - ideal for family meals and entertaining.

Upstairs, the first floor hosts three good-sized bedrooms and a modern four-piece family bathroom, including a separate shower cubicle and bathtub.





Externally, the property features a south-facing rear garden, perfect for enjoying the sunshine, along with a shared driveway, front and rear gardens, and a larger-than-average garage offering excellent storage or workshop potential. There's also off-road parking to the front.

This property holds great potential and would suit both homeowners and investors alike.

📅 Viewing is highly recommended to appreciate the space and location on offer.

Contact Cloud9 Estates today to arrange a viewing or request further details.



📅 Important Note to Prospective Purchasers

As part of our compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation ensures a smooth and timely sales process.

While we aim to provide accurate and reliable property details, these particulars do not form part of any offer or contract. Buyers should not rely solely on this information as statements of fact. Any appliances, systems, or services listed have not been tested by Cloud9 Estates and no guarantees are given as to their working condition.

All measurements are approximate and for guidance only. Some details may be subject to vendor approval. If clarification is needed, particularly if you are traveling a long distance to view, we recommend contacting us in advance.

Final agreements on fixtures and fittings will be established via the official fixtures and fittings form as part of the legal process handled by the buyer and seller's solicitors.

Please note: Cloud9 Estates has not verified the legal title of the property. Buyers are advised to seek confirmation through their solicitor.

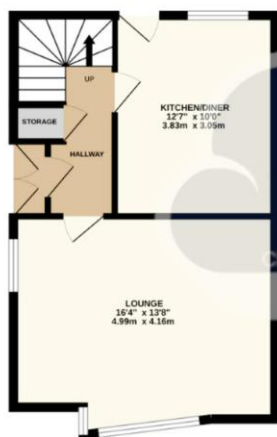


📅 For viewings or further information, contact Cloud9 Estates today!

This is a high-potential opportunity you won't want to miss.



GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		85

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 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.