



***Harefield Road***  
***Stoke***  
***CV2 4DF***

- Sought-After Location
- Three Spacious Bedrooms
- Two Modern Bathrooms
- Private Rear Garden

**Offers Over £210,000**  
EPC Rating '85'







## Property Description

With a welcoming community, reliable amenities, and steady property value growth, this three-bedroom, two-bathroom home boasts a modern kitchen with ceiling spotlights, two generous reception rooms and a private rear garden, providing flexibility for family living, entertaining, or working from home. One of the bathrooms is situated on the ground floor, adding added convenience. On-road parking ensures easy access for residents and visitors alike.



The property is situated in Lower Stoke, one of Coventry's most sought-after areas, known for its welcoming community and excellent local amenities. Families will appreciate the wide choice of highly rated schools nearby, while professionals benefit from strong transport links, including Coventry's mainline station and easy access to the M6 motorway. Daily life is made simple with local shops, supermarkets, and takeaways within walking distance, and the city centre close by for restaurants, shopping, and cultural attractions.



For those who enjoy the outdoors, there are parks, playing fields, and leisure facilities including tennis courts and golf courses all within easy reach. The area also boasts strong broadband speeds, making it perfect for remote working or streaming. This is a rare opportunity to secure a spacious family home in a location that continues to see strong demand and growth.

#### 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

0.88m x 6m max

#### RECEPTION ROOM

4.43m x 3.36m max

#### DINING ROOM

3.97m x 3.45m max

#### KITCHEN

5.4m x 2.68m max

#### BATHROOM

2.55m x 1.77m max

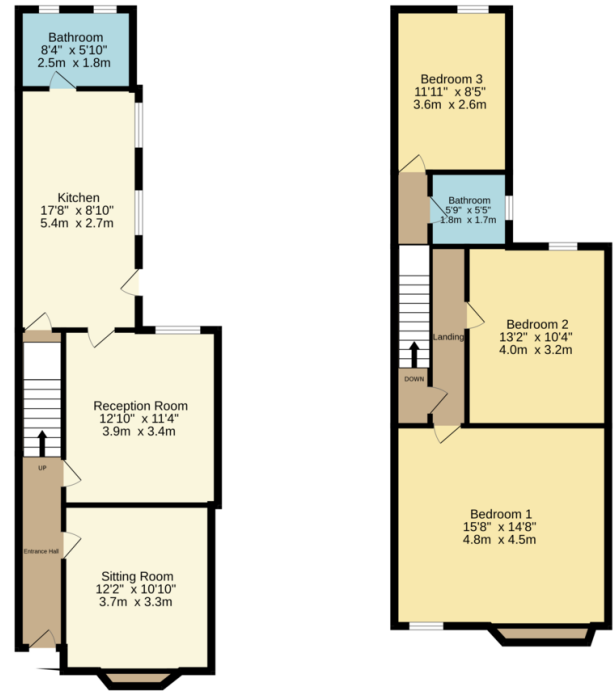
#### BEDROOM ONE



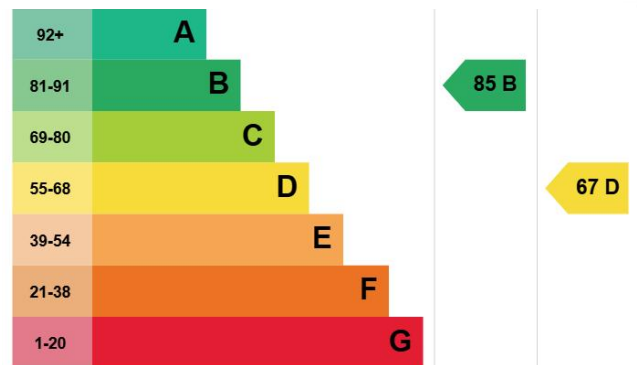


4.47m x 6.64m max  
 BEDROOM TWO  
 3.95m x 2.68m max  
 LANDING  
 4.01m x 1.63m max  
 BATHROOM  
 1.66m x 1.64m max  
 BEDROOM THREE  
 3.64m x 2.56m max

Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metreplex 02025



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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