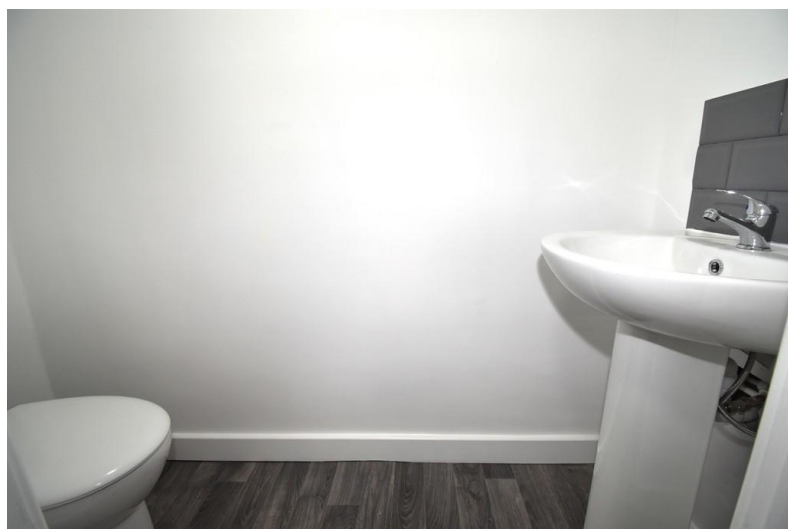
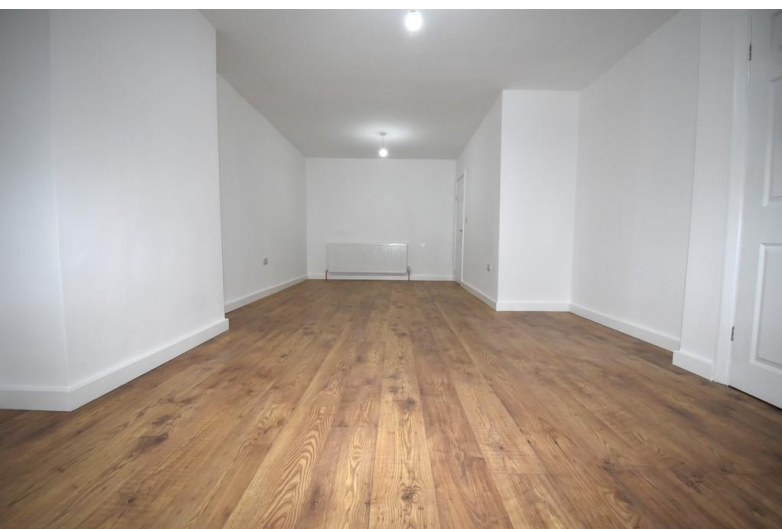




**Yelverton Road
Coventry
CV6 4AH**

- Three bedroom end terrace home!
- Off road parking!
- Recently renovated!
- Outdoor living space!

Asking Price Of £220,000
EPC Rating '53'





Property Description

Cloud9 Estates is proud to introduce this STUNNING & VACANT three-bedroom end terraced home. In the heart of Holbrooks, this recently renovated home is perfect for first time buyers / families and investors. Investors can expect a rental income of £1,100 per calendar month.

In brief this home comprises of, on the ground floor; a large, open living space and kitchen overlooking the rear garden. On the first floor of this fantastic home, you will be greeted with two large and light double bedrooms, a single bedroom and family bathroom – all designed to perfection!

To the rear of this home you will discover a secure outdoor area, which would make the perfect project for keen gardeners! It's a great space for hosting or making memories.

With great travel links and located close to the CBS arena - Coventry football stadium – this home will be snapped up quick, so you what are you waiting for? Call Cloud9 Estates NOW to book your viewing.



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.



LIVING ROOM

5.0m x 2.7m max

KITCHEN

4.5m x 4.1m max

BEDROOM ONE

3.6m x 3.1m max

BEDROOM TWO

3.0m x 2.9m

BEDROOM THREE

2.9m x 1.7m max

Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with floorplan CS2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	53	
(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 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