



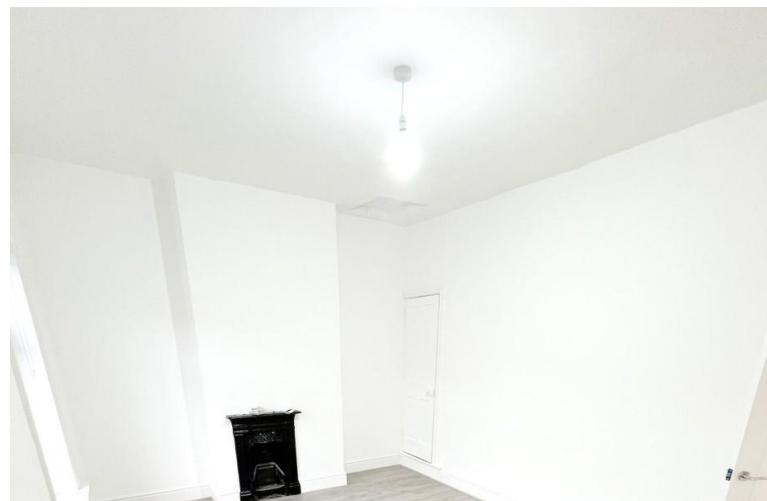
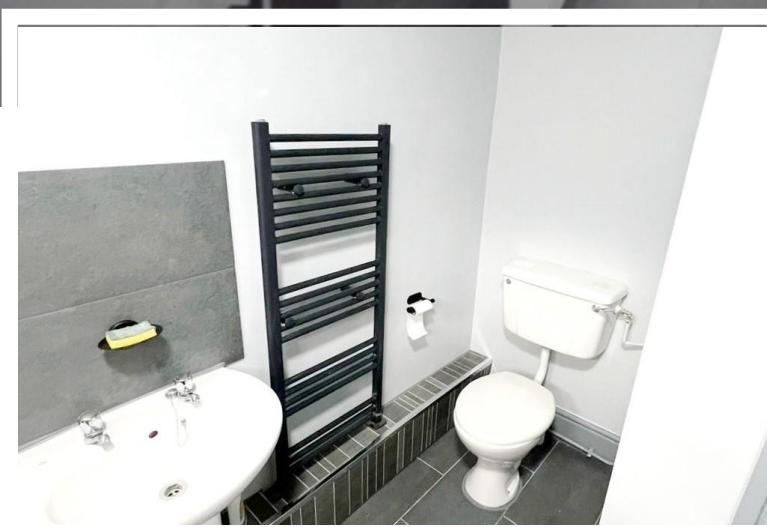
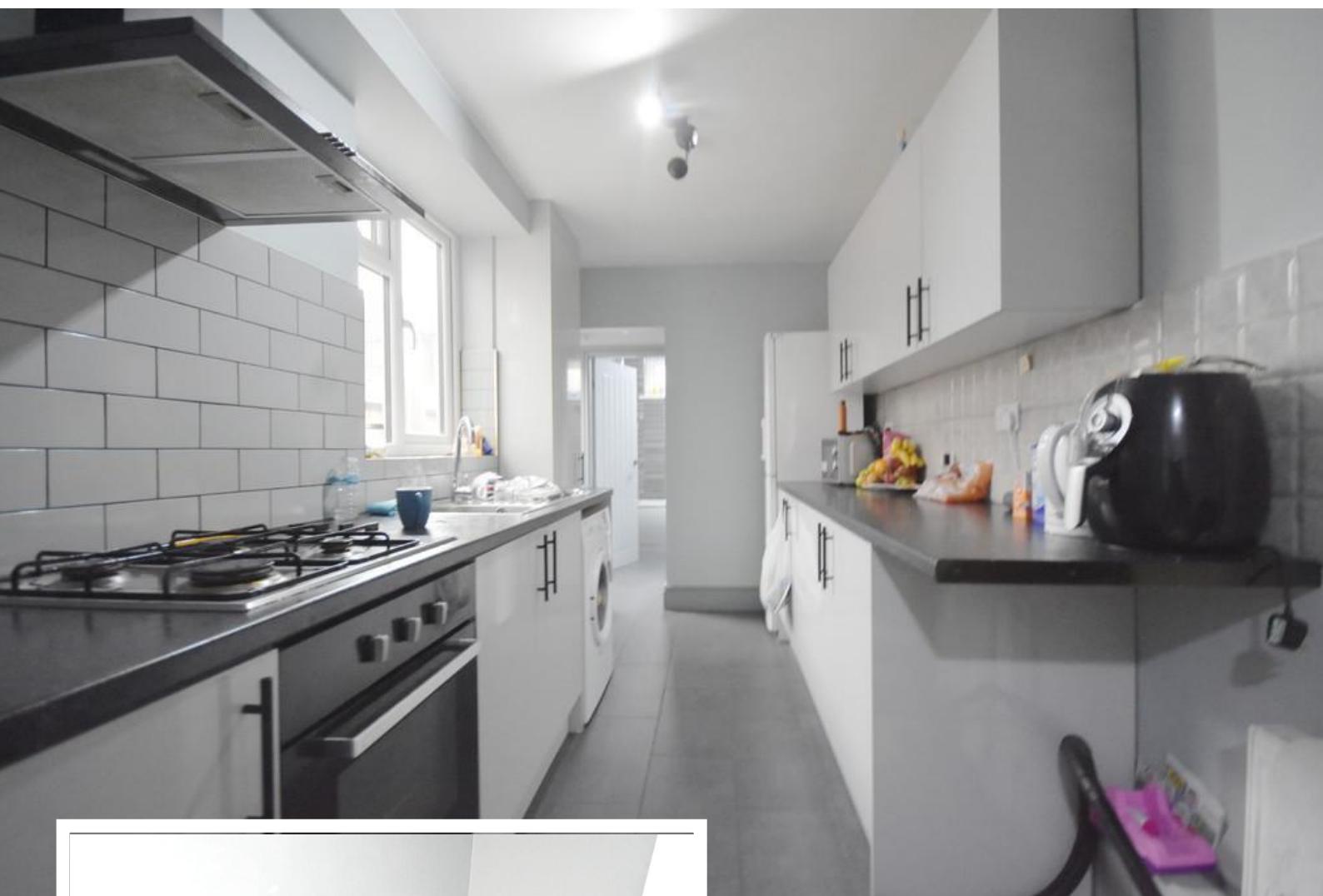
**Hollis Road  
Coventry  
CV3 1AG**

- Three bedroom mid terraced home
- Recently renovated
- Side entrance to back garden
- On road parking

**Offers Over £160,000**

EPC Rating '66'





## Property Description

### ABOUT THE PROPERTY

Cloud9 Estates presents to you; this mid terraced home. Located in the Lower Stoke area of Coventry this home is perfect for families / first time buyers / investors. Currently let with tenants at £1,000 per month, vacant possession is possible.

With new double glazing around all doors and windows and new central heating fitted - This recently renovated home offers all that you're looking for. On the ground floor of this home, you will find two reception rooms – perfect for unwinding and relaxing! A kitchen and family bathroom.

Upstairs you will discover three bedrooms - once a two-bedroom home, this has been converted into three bedrooms, with the master bedroom at the front of the and two single bedrooms at the back.

With a side entrance for easy access to the rear of the home, you will see a private outdoor living space – just needs a bit of TLC if you're a keen gardener!



Call the award winning Cloud9 Estates today on 02476 263 660.



#### 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.

#### LOUNGE

2.64m x 2.79m max

#### LOUNGE/DINER

3.58m x 3.53m max

#### KITCHEN

2.07m x 3.98m max

#### BATHROOM

2.05m x 2.89m max

#### BEDROOM ONE

4.78m x 3.42m max

#### BEDROOM TWO

3.60m x 2.26m max

#### BEDROOM THREE



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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 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