



**Attoxhall Road  
Coventry  
CV2 5AU**

- Two bedroom Duplex
- Communal green space
- Regular and reliable public transport
- Five minute drive from University Hospital

**Offers Over £120,000  
EPC Rating '75'**





## Property Description

### ABOUT THE PROPERTY

Are you a first-time buyer looking to settle down? Are you an investor looking to expand your portfolio? Then you HAVE to see this much-loved two-bedroom Duplex.

Located in the Wyken area of Coventry and set over two floors, this Duplex has been well looked after and is move in ready! Investors can expect a rental income of £900 per calendar month.

On the bottom floor of this tidy Duplex you can spend time relaxing in a cosy living room, with views over Wyken, a family kitchen for making and baking! You will also have plenty of storage for your belongings.

Travel upstairs and you will find two light and bright double bedrooms and a bathroom with separate toilet.

This home is warm and inviting and waiting to be snapped up! Don't wait! Call Cloud9 Estates NOW 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.

#### LIVING/DINING ROOM

5.91m x 2.62m

#### KITCHEN

2.57m x 2.98m

#### BEDROOM ONE

2.70m x 3.27m

#### BEDROOM TWO

3.25m x 3.07m

#### BATHROOM

1.73m x 1.57m

GROUND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.

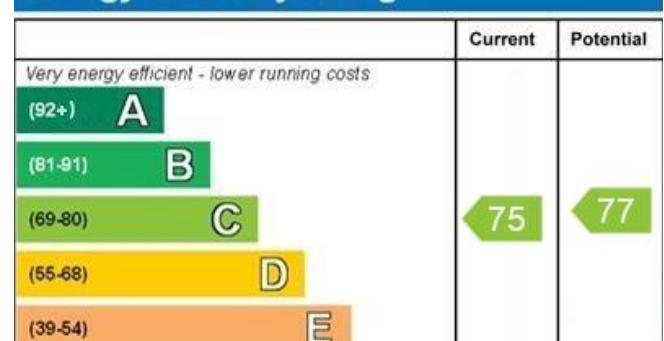


1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq ft (68.1 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The area shown is for guidance purposes only and is not a legal measurement. Prospective purchasers: The area shown is for guidance purposes only and is not a legal measurement. Prospective purchasers should make their own arrangements to check the measurements and to satisfy themselves as to their operability or efficiency can be given.

## Energy Efficiency Rating



108 Walsgrave Road  
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Warwickshire  
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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