



**Hollis Road  
Coventry  
CV3 1AJ**

- Three bedroom mid-terraced home
- TWO shower rooms
- Off road parking
- No chain

**Offers Over £180,000**

EPC Rating '68'





## Property Description

### ABOUT THE PROPERTY

Introducing this fabulous VACANT three-bedroom mid-terraced home, perfect for first time buyers / families / investors. In the Lower Stoke area of Coventry, this modern home offers space and a comfortable place to relax. Investors can expect a rental income of £950 per calendar month.

In brief this home comprises of, on the ground floor; a living room at the front over-looking Hollis Road and a kitchen/diner, travel upstairs of this brilliant home and you will be greeted with THREE bedrooms and TWO convenient shower rooms – no more waiting for the shower!

To the rear of this home you will see a large outdoor garden, with patio at the front and grass – a perfect space in the summer.

With great travel links and close to local shops and amenities, what are you waiting for?





Don't miss out! Call 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.



#### LIVING ROOM

3.73m x 3.67m max

#### KITCHEN/DINER

4.53m x 3.60m max

#### BEDROOM ONE

3.59m x 2.86m max

#### BEDROOM TWO

3.31m max 2.84m max

#### BEDROOM THREE

3.27m x 2.59m max

#### SHOWER ROOM ONE

1.77m x 1.91m max

#### SHOWER ROOM TWO

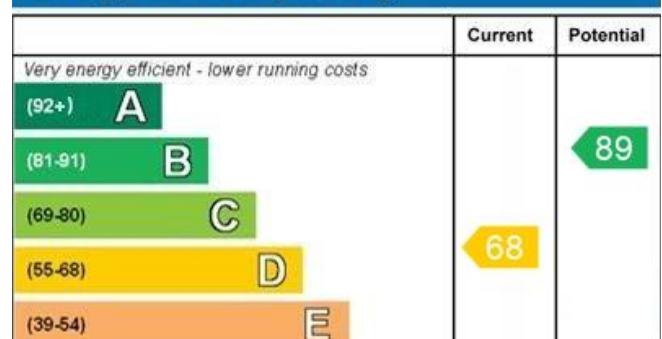
1.11m x 2.01m max





Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metrix CAD

### Energy Efficiency Rating



108 Walsgrave Road  
Coventry  
Warwickshire  
CV2 4ED

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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