



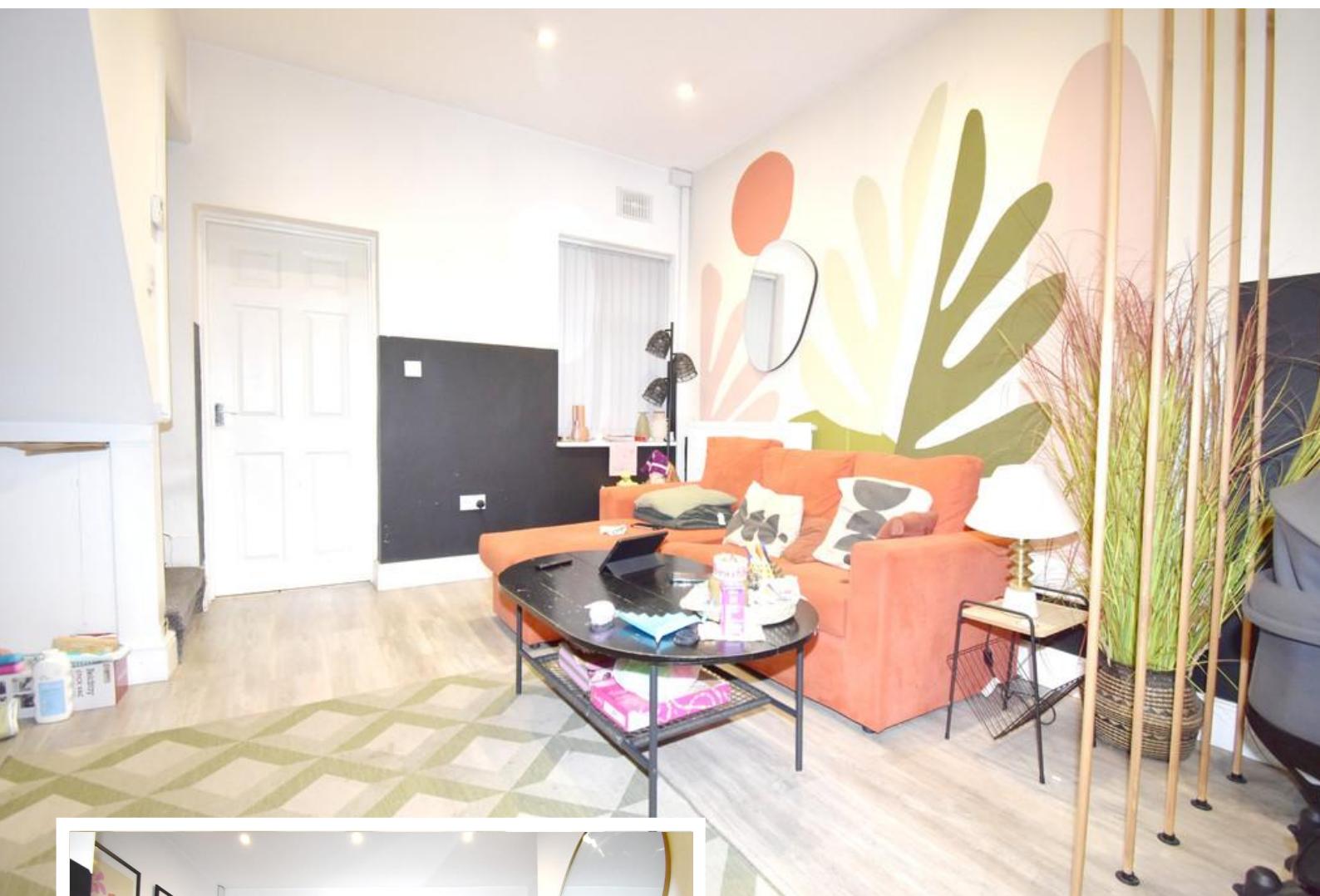
**Caludon Road  
Coventry  
CV2 4LP**

- Two-bedroom mid terraced home
- Close to Coventry City centre
- On road parking
- No chain

**Guide Price £155,000**

EPC Rating '41'





## Property Description

### ABOUT THE PROPERTY

WOW! Come and check out this fantastic and quirky TWO-bedroom home. In the Upper Stoke area of Coventry, this home is perfect for families / first time buyers / investors. Investors can expect a rental income of £950 per calendar month.

In brief this home comprises of, on the ground floor; a large open plan living room with fabulous décor, kitchen with integrated oven, utility room and family bathroom. On the first floor of your future home you will be greeted with TWO double bedrooms and with plenty of storage, you better be quick!

To the rear of this home you will see a great outdoor space, with fencing all around and decking, this would make the perfect backdrop for making memories – when the weather is nice is course!

This home is hot property, don't wait! Book your viewing





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#### 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

3.60m x 6.63m max

#### KITCHEN

2.66m x 2.22m max

#### BATHROOM

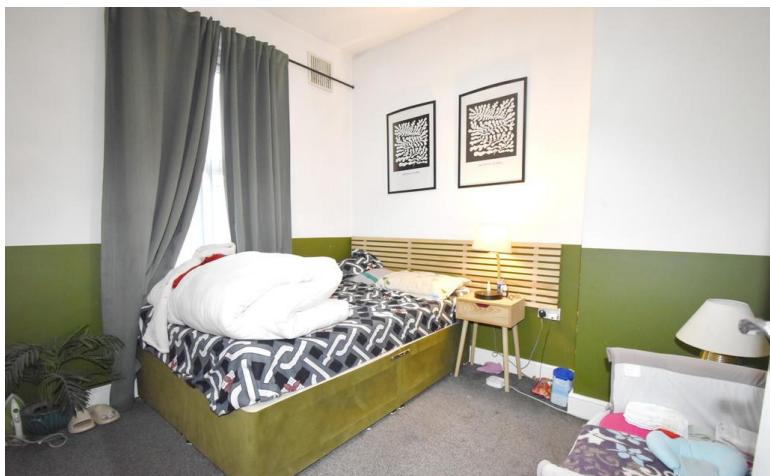
1.63m x 2.20m max

#### BEDROOM ONE

3.62m x 3.42m max

#### BEDROOM TWO

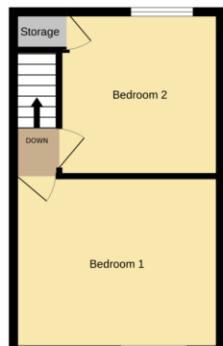
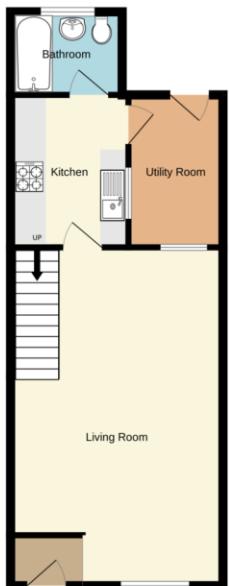
3.09m x 2.71m max





Ground Floor

1st Floor



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	83

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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