

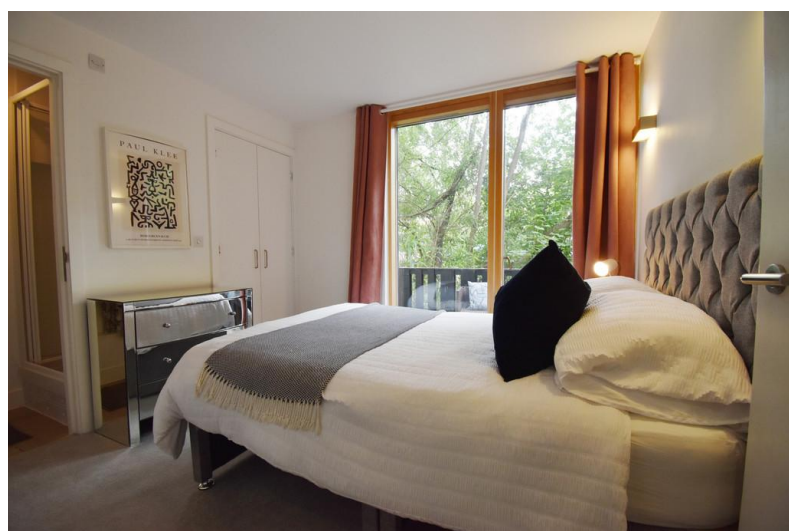
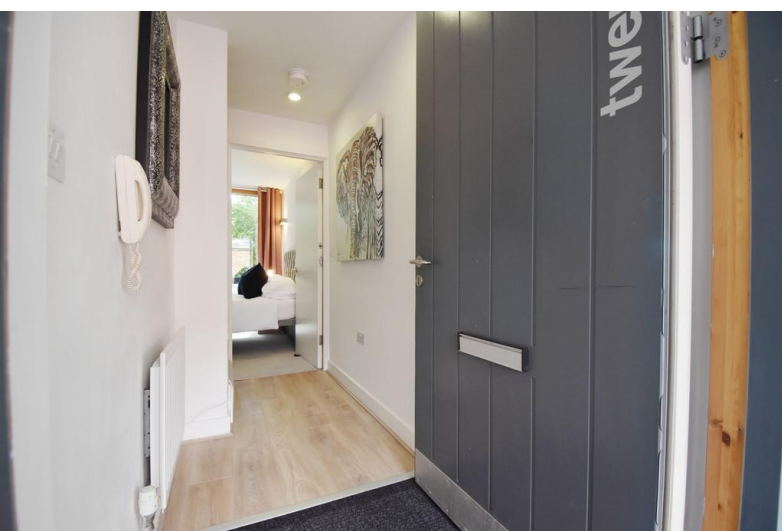


**Electric Wharf
CV1 4HA**

- Superb End Terraced Property
- Three Lavish Floors
- Four Bedrooms
- Spacious Open Lounge / Kitchen Room

Offers Over £250,000

EPC Rating 'TBC'





Property Description

Cloud9 Estate Agents Warmly Welcomes this Lavish Three Floored, End Terraced Property, built with such Elegance and Undeniable Grandeur.

The Ground Floor hooks you into the beginning of its Splendour with a Double Bedroom and its own Ensuite. Enjoy the peace of a Balcony connecting you from the comfortable living into the Natural Refinement.

Take a step upstairs onto the First Floor where you'll meet more spacious rooms filled with life to provide either guests, loved ones or friends a place to lay their heads and fall into a Lucid Dream. Enjoy the convenience of Two Bedrooms and a Family Bathroom on the same floor.

From Lucid Dreams, to a Luxury Living Dream where Dreams become a reality. On the Second Floor, expect nothing but Comfort, Space and the feel of High End Living. Enjoy a Large Open Plan Lounge and Kitchen area finished with the Natural Remedy of a Balcony overseeing the Coventry Canal. You'll be hugged by the whistles of the tall



trees creating a soothing peaceful sitting area.

Last but certainly not least, take a climb onto the Third Floor where you will feel like you're floating on pure Opulence. This is the Fourth Bedroom completing the interior of the property.

On the Exterior, enjoy an Integral Garage/Carport that can blanket a single vehicle and a Lovely Garden. The Beauty of Secured Gated Parking allows you to enjoy the flowing Coventry Canal which completes the property.

If you're an Investor, you can expect around £1500 PCM!

Don't miss out and book now!

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.





BEDROOM 1
3.01m x 2.89m Max

BEDROOM 2
2.43m x 3.54m Max

BEDROOM 3
3.06m x 2.80m Max

BEDROOM 4
4.02m x 2.91m Max



ENSUITE
0.97m x 2.54m Max

BATHROOM
1.48m x 2.20m Max

KITCHEN/DINER
4.04m x 2.90m Max

LOUNGE
4.04m x 3.25m Max



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Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, distances, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, content and appearance of this plan has not been tested and no guarantee as to their reliability or accuracy can be given.
Made with AutoCAD 2012

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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 and 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