

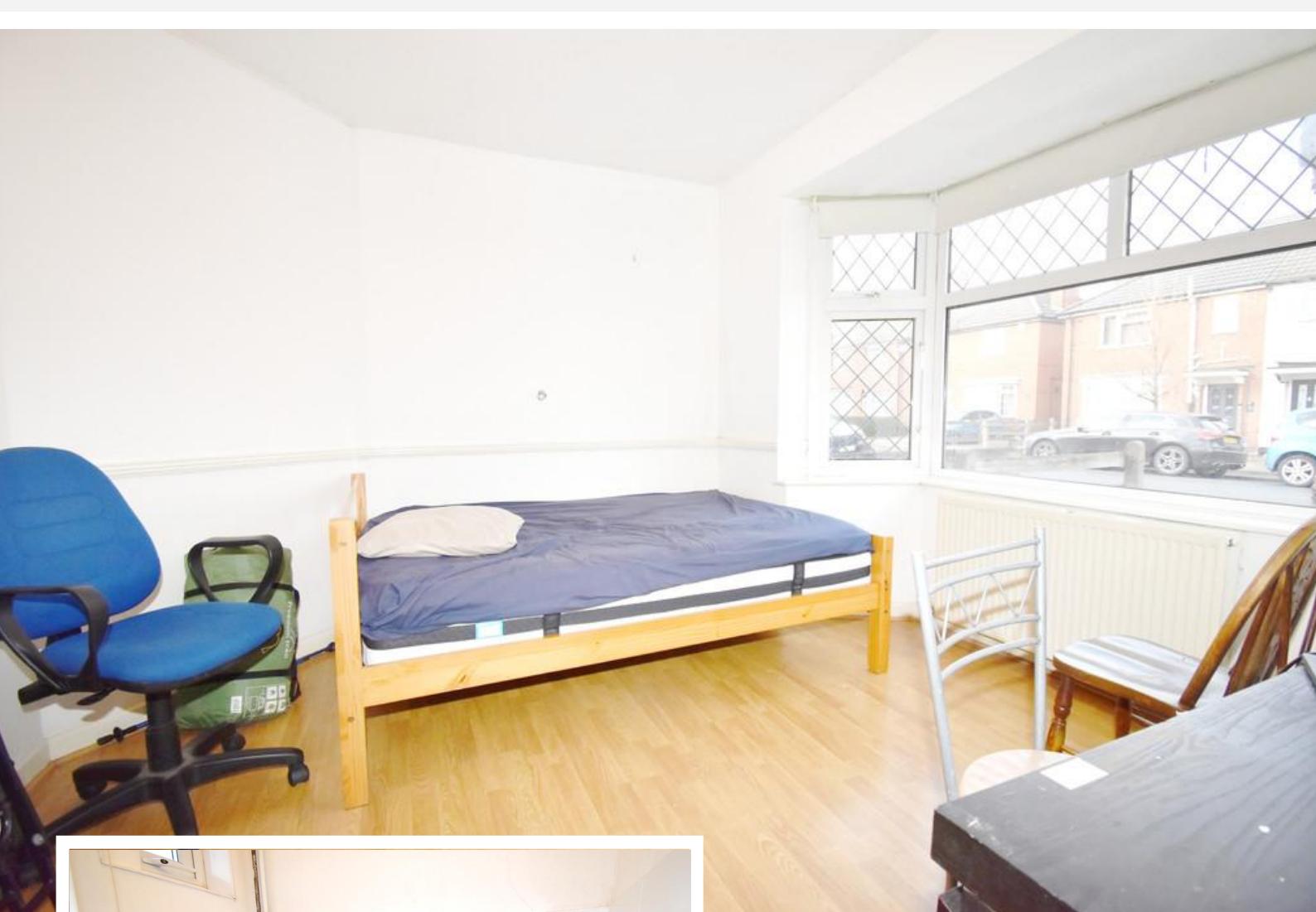


**Bolingbroke Road  
Coventry  
CV3 1AP**

- FOUR bedroom mid terraced home
- Ground floor WC
- Large rear garden
- No chain

**Offers Over £215,000  
EPC Rating '65'**





## Property Description

Cloud9 Estates is proud to introduce this VACANT four-bedroom mid-terraced home, perfect for first time buyers / families / investors. In the Stoke area of Coventry, this fantastic home would have a rental income of £1,100 per calendar month.

In brief this home comprises of, on the ground floor; two spacious yet cosy reception rooms, a kitchen and convenient WC. Travel upstairs of this home and you will be greeted with FOUR bedrooms: two double and two single, which could be used as a study or library and a family bathroom.

To the rear of this home you will discover a large outdoor living space, which has lots of potential if you're a keen gardener!

Close to local shops and restaurants and with easy travel links - What are you waiting for? - book your viewing today with the award winning Cloud9 Estates!

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

3.70m x 3.63m max

#### LIVING ROOM / DINING ROOM

4.51m x 3.63m max

#### KITCHEN

3.50m x 1.79m max

#### BEDROOM ONE

4.69m x 3.42m max

#### BEDROOM TWO

2.55m x 3.38m max

#### BEDROOM THREE

2.37m x 2.57m max

#### BEDROOM FOUR

3.34m x 2.21m max

#### BATHROOM

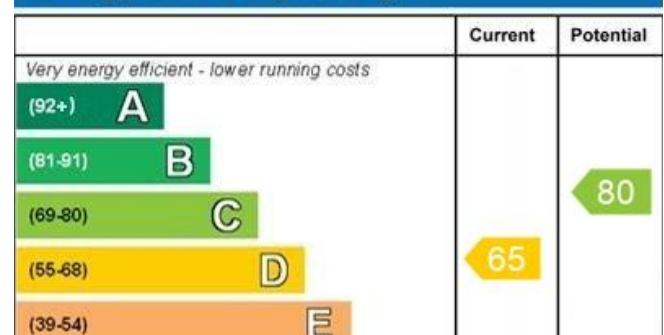
1.78m x 2.86m max





Measurements are approximate. Not to scale. Illustrative purposes only.  
House with Kerbex (2020)

### 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