



**Seneschal Road**  
**Coventry**  
**CV3 5LF**

- Three bedroom mid-terraced home
- Ground floor WC
- Bay windows
- Street parking

**Asking Price Of £270,000**  
EPC Rating 'D'





## Property Description

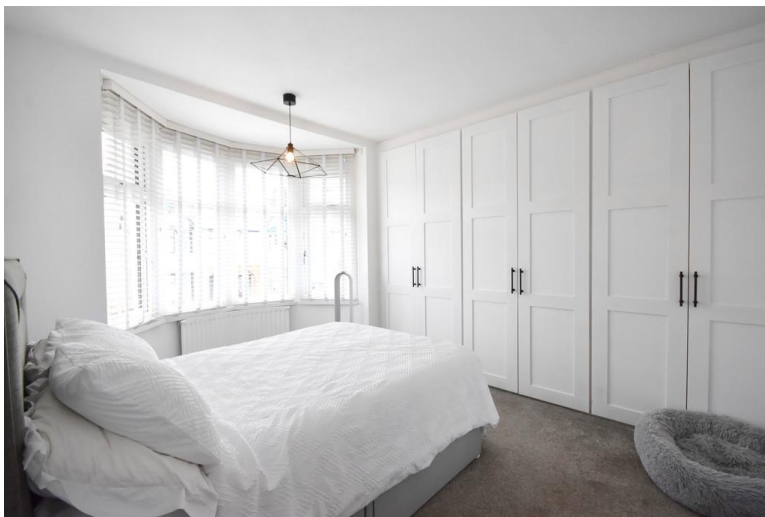
### ABOUT THE PROPERTY

Want to be on Cloud9? We have your DREAM home right here! Cloud9 Estates is proud to present to you, this three-bedroom mid-terraced family home. In the heart of Cheylesmore this home has style and comfort.

Fabulous and elegant are just a few words to describe this well-maintained family home. On the ground floor, you will enjoy a comfy and cosy open living room / diner with bay windows, a kitchen for those home cooked meals and memories. An added bonus is a WC – no queuing for the toilet!

Travel upstairs of this tidy home and you will discover TWO light and bright double bedrooms and a single bedroom – currently being used as an office and the family bathroom.

To the rear of your future home you will be greeted with a great outdoor sized garden - with a patio, grass and space for growing – this caters to all your garden needs. Can't you just see yourself living here? Then call Cloud9



Estates TODAY to book your viewing. We're waiting to hear from you!

#### 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.



#### LOUNGE

3.72m x 3.35m max

#### DINING ROOM

4.17m x 2.75m max

#### KITCHEN

2.22m x 2.62m max

#### BEDROOM ONE

3.53m x 3.46m max

#### BEDROOM TWO

2.90m x 3.33m max

#### BEDROOM THREE

1.99m x 1.99m max

#### BATHROOM

1.93m x 1.68m max





Ground Floor

1st Floor



Measurements are approximate. Not to scale. Detailed plans only. View on request only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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 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