

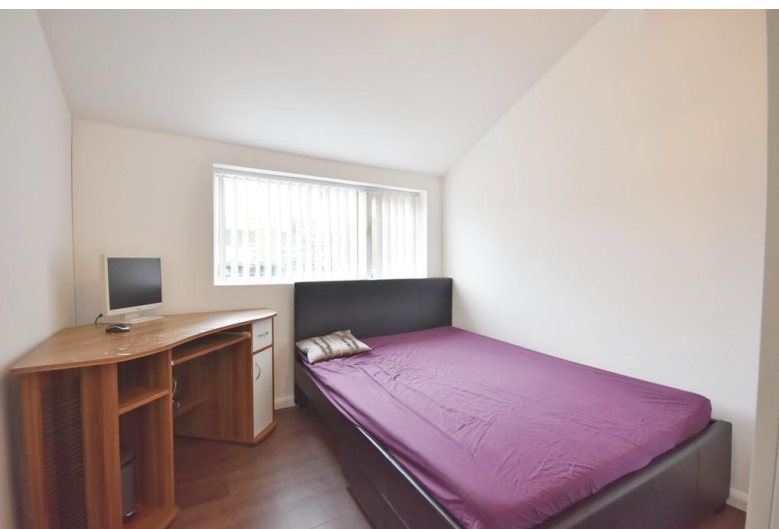


Cloud9 Estates

**Cressage Road
Coventry
CV2 2DB**

- Three-bedroom detached home
- DRIVEWAY
- Ground floor room with en-suite
- Stylish and modern interior

Guide Price £325,000
EPC Rating 'D'





Property Description

ABOUT THE PROPERTY

Introducing this STUNNING four-bedroom, much loved home. In the CV2 area of Coventry, this home is PERFECT for families and first-time buyers.

On the ground floor of this incredible home are TWO kitchens, yes TWO kitchens! You saw that right! Wouldn't that be great?

You also have the large spacious lounge / diner – with wall to floor sliding doors leading to the garden, a convenient WC which is located through the fourth bedroom, which can also be used as a study / office.

Traveling upstairs you will be greeted with three DOUBLE bedrooms – all of which are triple glazed on the windows and the family bathroom – splish splash!

To the rear is a great sized garden – the perfect size for relaxing and making memories with the family or guests.



Recently renovated with new carpets and freshly painted, this home offers a garage and a driveway which could fit two cars and no work required – this is a GREAT first-time purchase.

If you're looking for your forever home, then this is the one for you! Call Cloud9 Estates TODAY to book your viewing! We'll speak soon . . .

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

9.29m x 3.56m max

KITCHEN

2.57m x 3.93m max

KITCHEN TWO

2.57m x 1.74m max



STUDY / BEDROOM FOUR

2.64m x 3.14m max

BEDROOM ONE

3.89m x 2.84m max

BEDROOM TWO

2.75m x 3.32m max

BEDROOM THREE

2.76m mx 2.73m max

BATHROOM

1.37m x 2.64m max



Ground Floor
690 sq ft (64.6 sq m) approx.

1st Floor
452 sq ft (41.9 sq m) approx.



TOTAL FLOOR AREA: 1138 sq ft (105.9 sq m) approx.
Measurements are approximate. Not to scale. All rights reserved by
Cloud9 Estates Ltd

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	68 D
39-54	E		
21-38	F		
1-20	G		

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.dou9estates.co.uk
sales@dou9estates.co.uk
02476 263 660

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