



**Grange Road
Coventry
CV6 6DA**

- Stylish Semi-Detached Family Home
- Loft Conversion - Fully Decorated
- Sun House In Rear Garden With Electricity
- Ground Floor Extension

Guide Price £270,000
EPC Rating 'D'





Property Description

ABOUT THE PROPERTY

This well-presented three-bedroom home in the CV6 area of Coventry offers spacious and versatile accommodation arranged over three floors, the loft has been fully converted and is being used as a third bedroom which provides valuable additional living space.

The property features comfortable and well-proportioned living areas and family kitchen making it an ideal choice for families, first-time buyers or investors. The loft conversion enhances the sense of space and gives the home a practical three-storey layout, with three bedrooms offering flexibility for family living, guests or a home office.

To the rear of this much-loved home is a great outdoor living space and sunroom- fully functioning with electricity which could also be used as an office. Conveniently located for local amenities, schools and transport links, this property combines generous accommodation with the practicality of a Coventry location and is well suited to modern everyday living.





Don't just look at the photos – call Cloud9 Estates TODAY to book your viewing!

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.

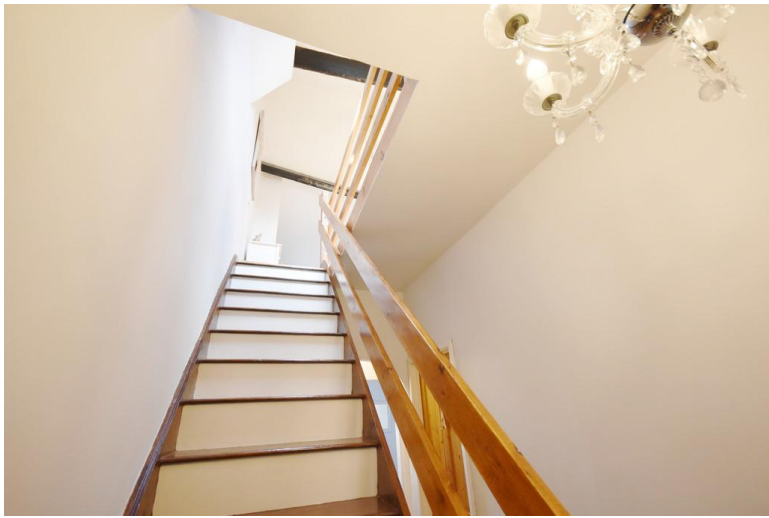
All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.



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.





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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