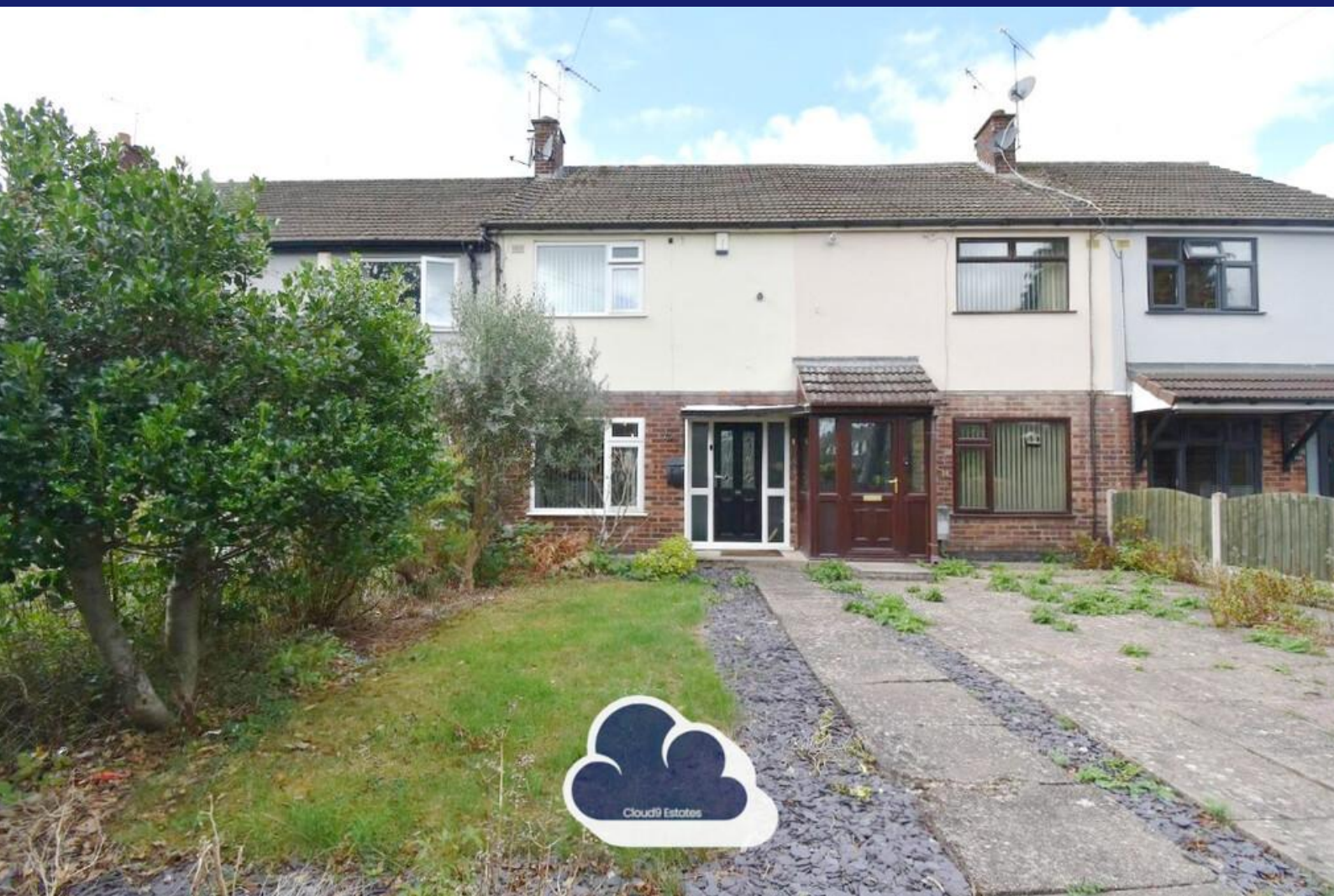


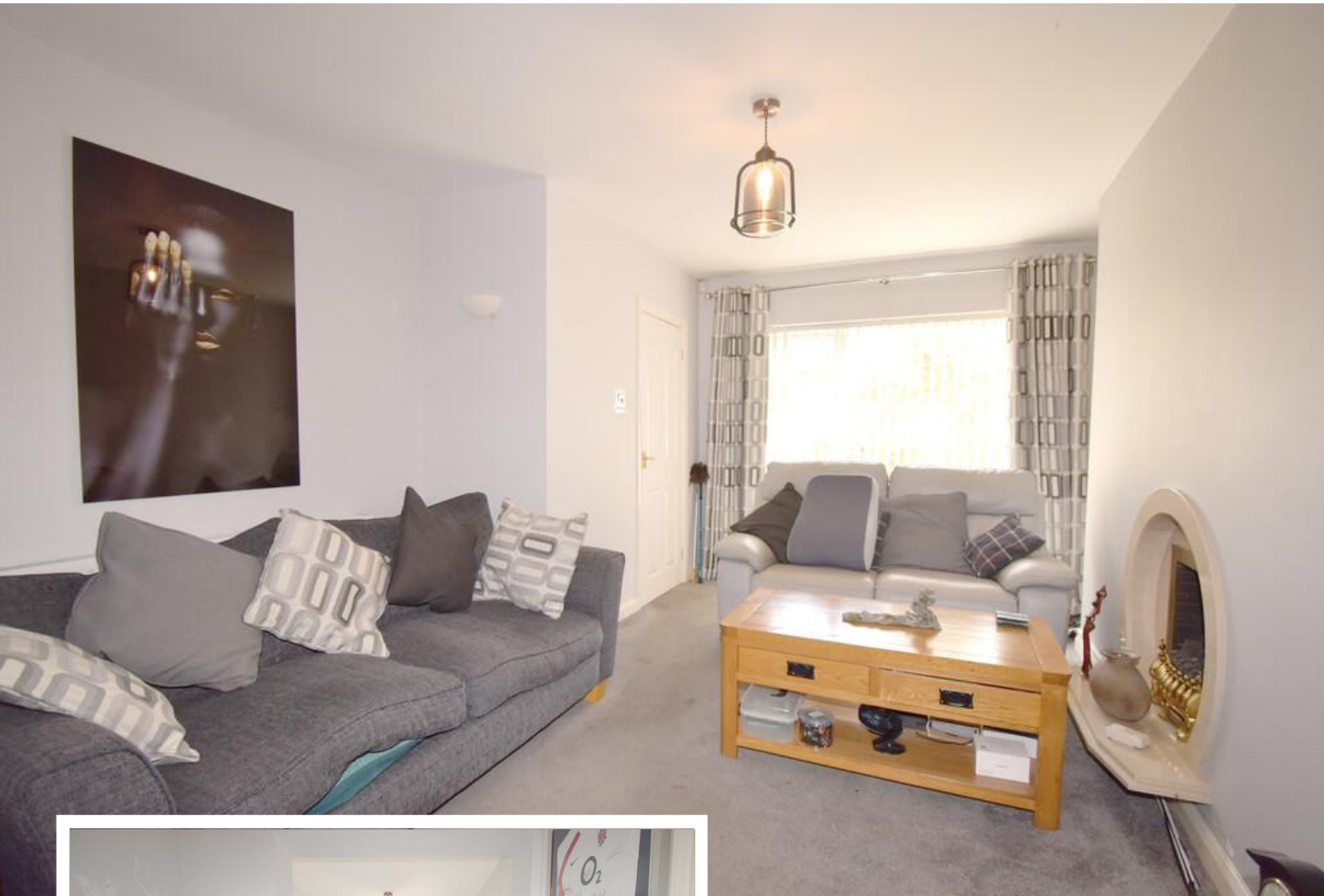


**Yewdale Crescent
Coventry
CV2 2FF**

- Two-Bedroom Family Home
- Gated Parking At The Rear
- Fully Double Glazed
- Gas Central Heating

Offers Over £185,000
EPC Rating 'C'





Property Description

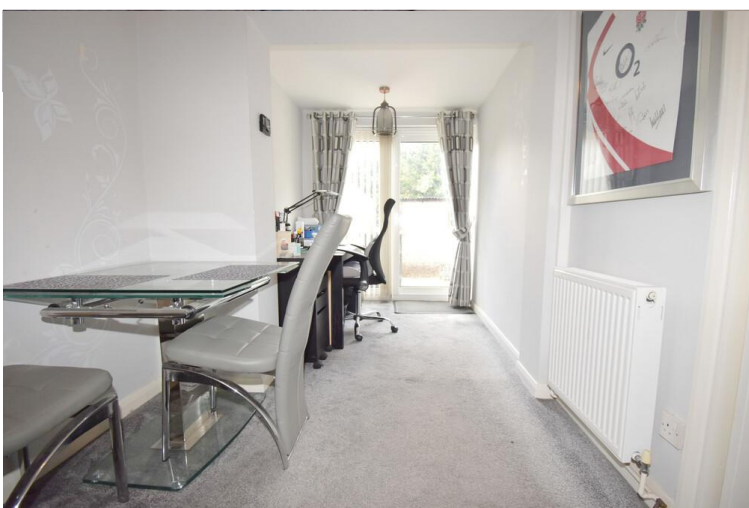
ABOUT THE PROPERTY

Cloud9 Estates are delighted to introduce this well-presented two-bedroom family home situated in the popular CV2 area of Coventry, offering comfortable living accommodation, useful outdoor space and the added benefit of rear parking. Located on a no through road this location is extremely quiet and peaceful.

The property provides a welcoming living area, a practical fitted kitchen and two well-proportioned bedrooms, making it a great option for a small family, couple or working professionals. The accommodation is complemented by a family bathroom and a functional layout designed for everyday living.

Outside, the property benefits from a private rear garden, providing space to relax, entertain or enjoy family time. Off-road parking to the rear adds further convenience.

Conveniently positioned for local shops, schools, amenities and transport links, the property provides straightforward





access to Coventry city centre and surrounding areas.

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 / DINER

2.76m x 9.96m max

KITCHEN

2.19m x 5.11m max

BEDROOM ONE

3.61m x 3.47m max

BEDROOM TWO

3.72m x 2.67m max

BATHROOM

1.75m x 1.69m max



Ground Floor



1st Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	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 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