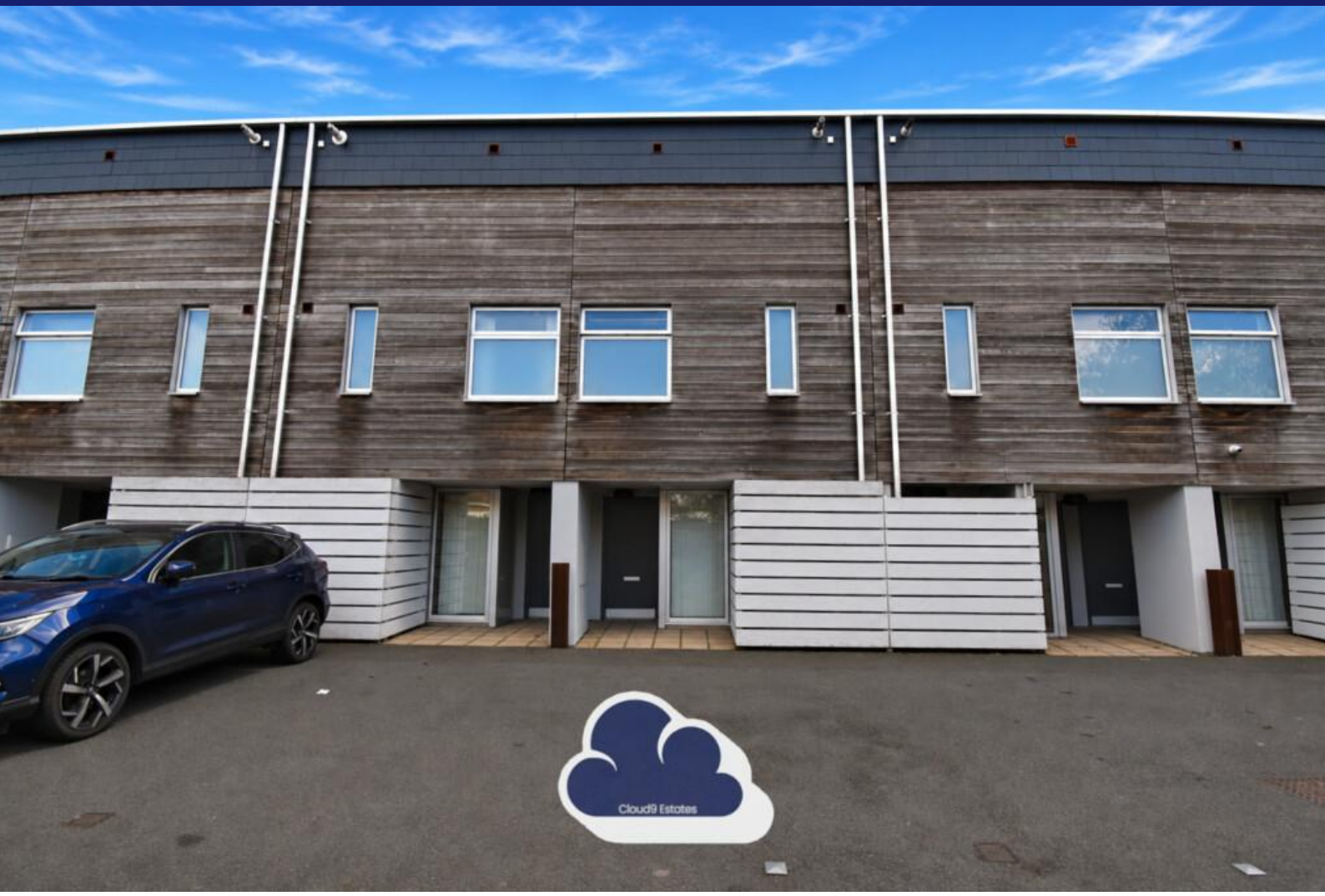


Cloud9 Estates

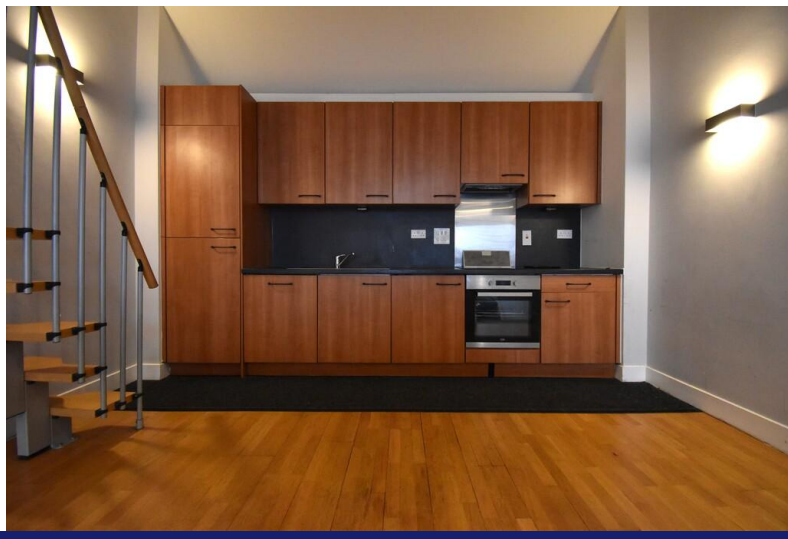
The Cable Yard
Electric Wharf
Coventry
CV1 4HA

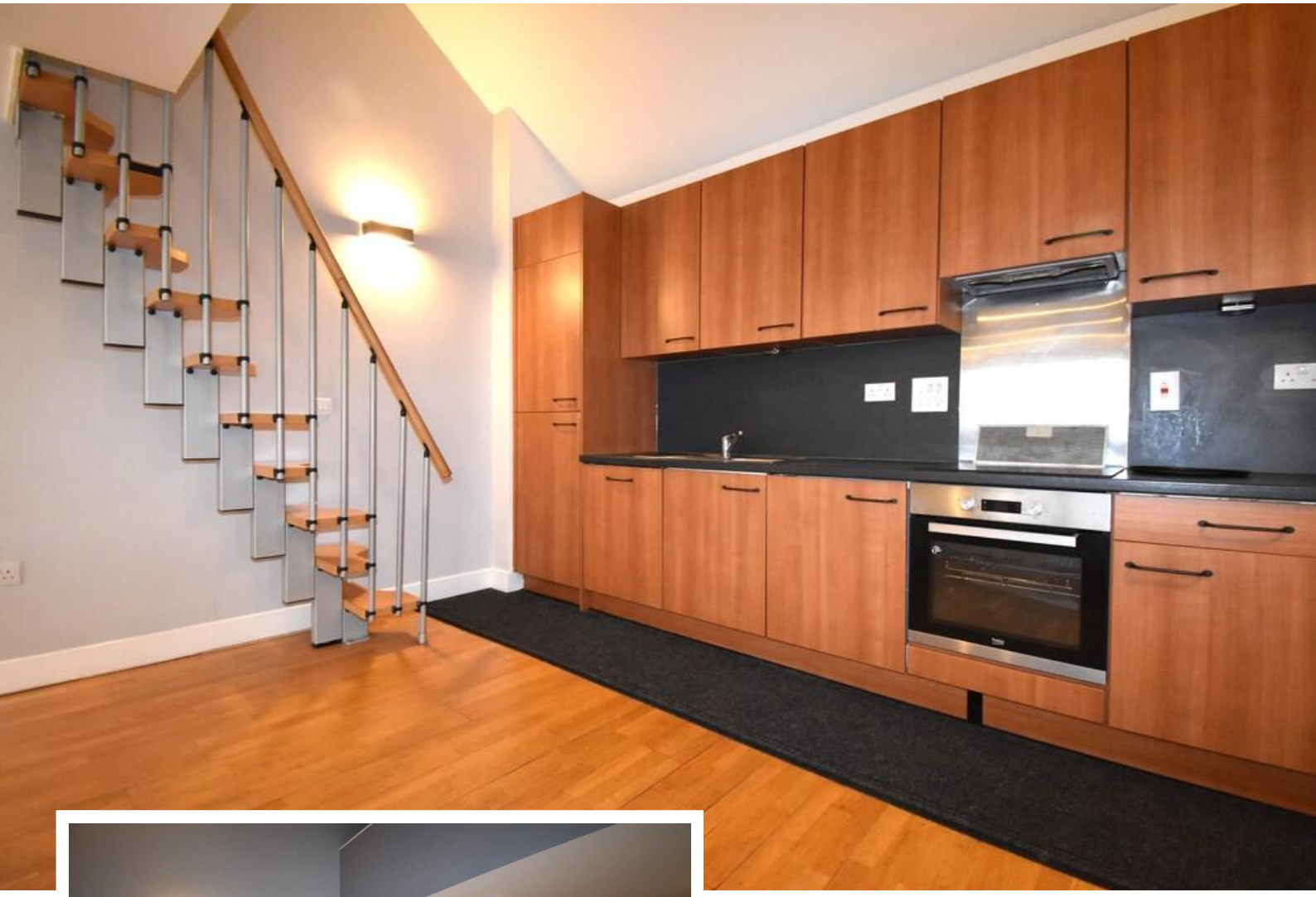
- Canal-Side Location with Scenic Views
- Gated Development With Off Road Parking
- Spacious Open Lounge / Kitchen
- Floor To Ceiling Windows

Offers Over £240,000

EPC Rating ‘C’











Property Description

ABOUT THE PROPERTY

Situated within an exclusive gated community, Cloud9 Estates are proud to introduce this beautifully presented four-bedroom family home offering spacious, contemporary living across four floors, boasting picturesque canal views, private balconies, stunning floor-to-ceiling windows and the added benefit of off-road parking.

Designed with modern family living in mind, this impressive property offers a wonderful combination of space, comfort and style.

The heart of the home is the bright and spacious open-plan lounge and kitchen, creating the perfect setting for both everyday family life and entertaining guests. The living area benefits from direct access to a private balcony, providing an ideal spot to relax and enjoy the surrounding views.

Selected rooms feature impressive floor-to-ceiling windows, allowing an abundance of natural light to flood









the interiors while creating a bright, airy atmosphere and enhancing the property's contemporary feel.

The property boasts four generously sized bedrooms, with two benefiting from fitted wardrobes, offering excellent storage solutions. The impressive master bedroom features its own private en-suite bathroom and balcony, providing a peaceful retreat.

Arranged over four floors, the home offers a versatile layout to suit a variety of lifestyles. The top-floor mezzanine adds a unique architectural feature and provides flexible additional space, ideal for a home office, relaxation area or family snug.

Located within a secure gated development, residents can enjoy an added sense of privacy and exclusivity. The property also benefits from off-road parking, providing added convenience for residents.

Its fantastic central location offers easy access to local amenities, shops, restaurants and transport links, making it an ideal choice for families and professionals alike.

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

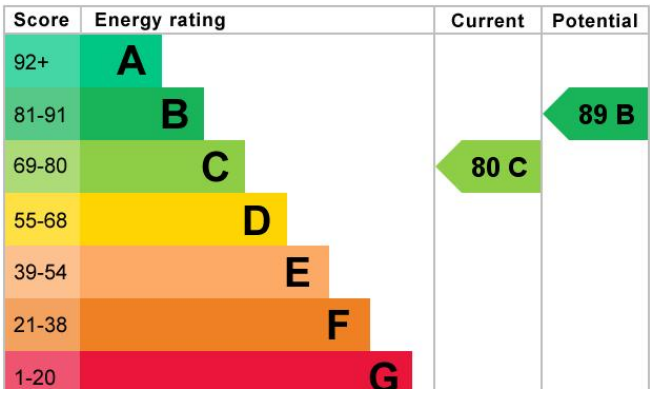




official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

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 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