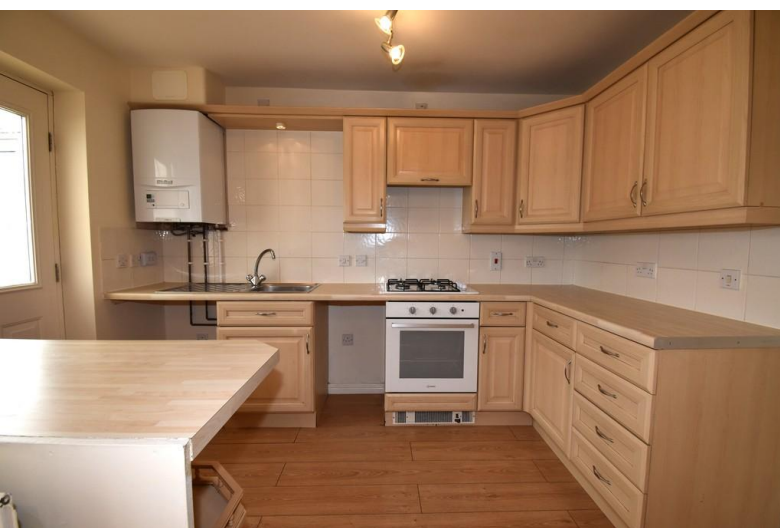




**Woodroffe Walk
Longford
Coventry
CV6 6PS**

- Detached House
- Off Road Parking AND Garage
- Conservatory
- Total Floor Area: 79 Square Metres

Offers Over £300,000
EPC Rating 'D'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are please to present this light and bright three-bedroom family home. In the Longford area of Coventry this much-loved home would make the PERFECT first-time purchase for couples and families.

On the ground floor of this fab-u-lous home is the cosy lounge, spacious kitchen / diner, large light and bright conservatory with windows all around and a conveniently placed WC.

Travel upstairs of this wonderful home and you will discover two double bedrooms, a single bedroom and a family bathroom – perfect for a relaxing soak after a busy day!

To the rear of this home you will discover a large outdoor living area, with a side decking area and plenty of space to play and relax – or even entertain when the guests come.

This will be hot property - WALK this way for a viewing at



Woodroffe Walk - 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.



LOUNGE

4.42m x 3.81m max

KITCHEN

4.76m x 3.24m max

CONSERVATORY

2.87m x 4.76m max

BEDROOM ONE

2.98m x 4.07m max

BEDROOM TWO

2.47m x 3.63m max

BEDROOM THREE

2.25m x 2.95m max

BATHROOM



2.03m x 1.94m max



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 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