



**Swan Lane
Coventry
CV2 4GE**

- Beautifully Presented Property
- Property Has Recently Been Upgraded
- Fitted Wardrobes to All Bedrooms
- Single Owner Since 2006

Asking Price Of £250,000
EPC Rating '78'





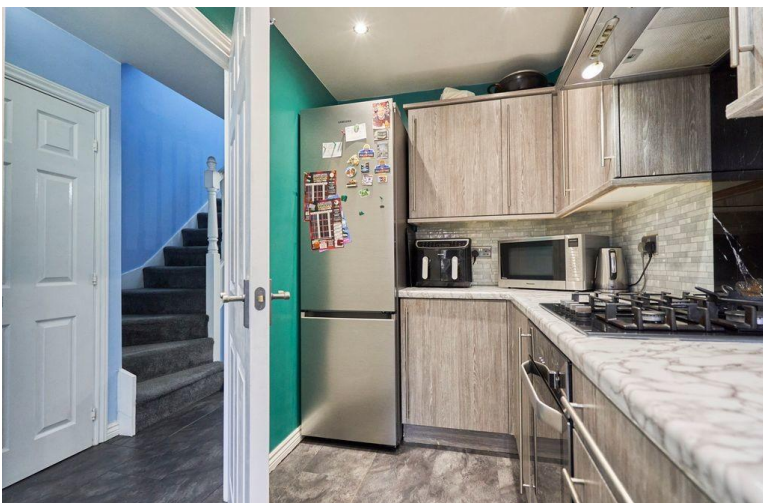
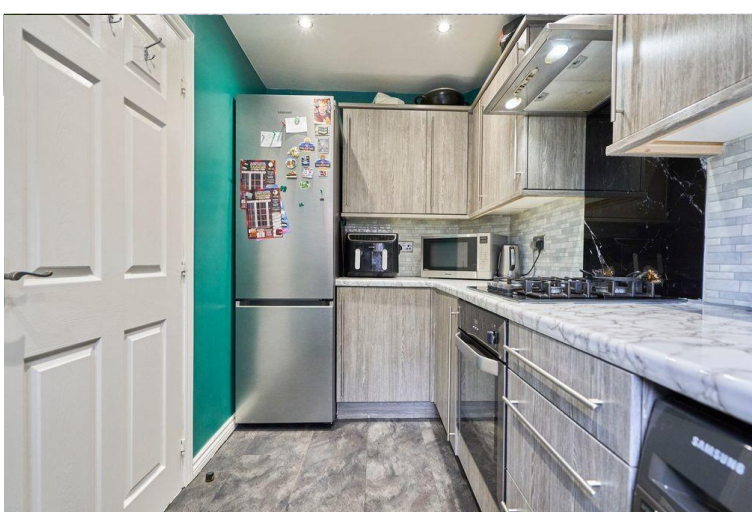
Property Description

Stunning Three-Bedroom Townhouse – Move-In Ready!

This exceptional three-bedroom townhouse is the perfect home for first-time buyers or families looking for a property that is ready to move into. Built in June 2006 and lovingly cared for by the original owner, this home has been thoughtfully upgraded throughout, combining modern features with a welcoming, stylish design.

The property boasts a beautifully upgraded exterior, including block paving at the front and a landscaped rear garden with a patio area, dedicated planting beds, and a well-maintained lawn. For added convenience, there is a separate garage with electricity and a dedicated parking space at the rear, along with rainwater butts for eco-friendly water use.

Inside, the home is just as impressive. The kitchen has been modernised with a chrome-effect gas hob, oven, and glass splash guard, complemented by tile-effect wood flooring and sealed chrome spotlights. The bathrooms have been





upgraded with extended tiling in wet areas, offering a sleek and contemporary finish. Each of the three bedrooms is fitted with built-in wardrobes, while privacy blinds and curtains are installed throughout the property.

The property has been equipped with numerous modern upgrades, including energy-efficient LED lighting in every room, mains-powered fire alarms with battery backups on every floor, and a professionally installed alarm system with infrared sensors. Ground-floor sockets and switches have been upgraded to chrome, and most single power sockets have been converted to twin sockets for added practicality. Fibre broadband and Sky TV are already installed and active, with aerial points in every bedroom and the living room for seamless connectivity and entertainment.



For your peace of mind, the rear patio door lock has been upgraded to an anti-snap, double-cylinder, Euro-standard lock. Brand-new carpets run throughout the property, providing a fresh and inviting feel to this already stunning home.

This townhouse offers an incredible combination of comfort, style, and convenience. With no additional work required, it's a turn-key opportunity that allows you to move straight in and enjoy.



Don't miss out-contact us today to arrange your viewing!

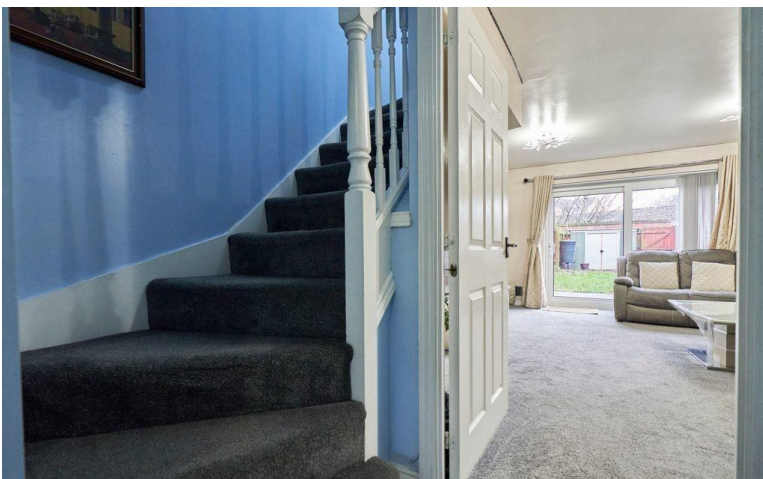
Important Note To Purchasers

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		