



**Swan Lane
Coventry
CV2 4GB**

- Two-bedroom mid-terraced home
- Ground floor bathroom
- On road parking
- Council Tax Band 'A'

Asking Price Of £165,000
EPC Rating 'C'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates introduces this BRILLIANT two-bedroom mid-terraced home. In the CV2 area of Coventry this is PERFECT for families and first-time buyers.

On the ground floor of this much-loved home are; not one, but TWO reception rooms - ideal for use as a lounge and separate dining room - the kitchen and family bathroom.

Traveling upstairs you will be greeted with two big and bright double bedrooms.

Externally – at the front of this home is a great little space to make your own. To the rear of the home is a generously sized garden – just in need of TLC if you're a keen gardener!

In a fantastic location, this home is situated within close proximity to Jimmy Hill Way and Walsgrave Road – providing great travel links and a direct route to Coventry city centre.





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

3.37m x 3.43m max

LOUNGE / DINER

3.37m x 3.68m max

KITCHEN

1.84m x 2.55m max

BATHROOM

1.72m x 1.77m max

BEDROOM ONE

3.38m x 3.42m max

BEDROOM TWO

3.71m x 3.36m max



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.douglasestates.co.uk
sales@douglasestates.co.uk
02476 263 660

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