



**Moat House Lane
Coventry
CV4 8EF**

- Total floor area: 67 square metres
- Fully Double Glazing
- Gas Central Heating
- Freehold

Asking Price Of £270,000
EPC Rating 'D'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are PROUD to introduce this THREE-bedroom family home. In the CV4 area of Coventry, this is the perfect home to call yours forever.

On the ground floor of this much-loved home is the family lounge – a perfect size to relax and entertain and the spacious kitchen / diner.

Go upstairs and you'll see THREE light and bright double bedrooms – concluding of two double bedrooms and a single bedroom – and the modern shower room.

To the rear of this home is a great size garden – the perfect backdrop to make memories with family and guests and a garage.

This home is located off a main road – providing convenient travel links and within close proximity to local shops and amenities.



Want to see this house for yourself? Then call the award winning Cloud9 Estates TODAY!

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

3.88m x 3.87m max

KITCHEN

3.22m x 4.85m max

BEDROOM ONE

2.95m x 3.56m max

BEDROOM TWO

2.78m x 3.22m max

BEDROOM THREE

1.85m x 3.29m max

SHOWER ROOM

1.49m x 1.70m max





Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Hozon G2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.doud9estates.co.uk
sales@doud9estates.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 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