

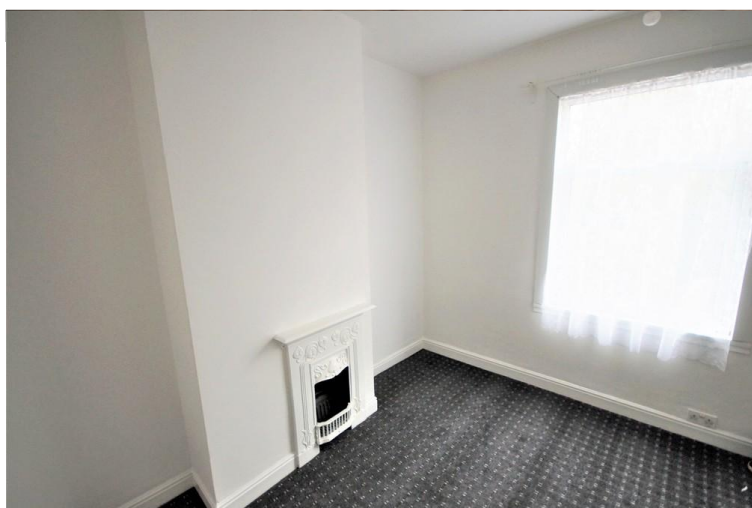


**Silverton Road  
Coventry  
CV6 5GX**

- On Road Parking
- Convenient For Gallagher retail park
- Regular & Reliable Public Transport
- Ground Floor Bathroom

**Offers Over £140,000**  
EPC Rating '60'





## Property Description

ATTENTION INVESTORS! Cloud9 Estates introduces this two bedroom mid terraced home. In the Foleshill area of Coventry, this home will be sold with tenants in situ paying £850 per calendar month.

In brief this home comprises of, on the ground floor; a living room, dining room, kitchen and family bathroom, travel upstairs of this home and you will be greeted with two double bedrooms.

To the rear of this home you will discover a private outdoor living space.

Situated off Stoney Stanton Road this home has great travel links, and within close proximity to local shops and other amenities.

Don't miss out - book your viewing today with the award winning Cloud9 Estates!





### 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                                   |         |           |
| (69-80) C                                   |         | 80        |
| (55-68) D                                   | 60      |           |
| (39-54) E                                   |         |           |

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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 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