



Cloud9 Estates

**Momus Boulevard
Coventry
CV2 5NA**

- Semi-Detached House
- Bay Windows
- Long Driveway
- Fully Double Glazed

Offers over £300,000

EPC Rating 'D'





Property Description

ABOUT THE PROPERTY

WOW! Come and check out this VACANT three-bedroom home in the CV2 area of Coventry. It's move in ready – what are you waiting for?

Cloud9 Estates is pleased to introduce to you, this much loved three-bedroomed semi-detached home on Momus Boulevard. This home is PERFECT for first time buyers and families.

In brief this home comprises of, on the ground floor; a cosy yet spacious living room offering plenty of light with bay windows overlooking Momus Boulevard and a light and bright kitchen / diner.

Travel upstairs of this wonderful home and you will discover TWO double bedrooms, a single bedroom and the family shower room.

To the rear of this home you will discover a large outdoor living area, with a small seating area at the bottom and



grass, the garden has everything you need to enjoy the sunshine!

Don't just look at the photos! Call the award winning 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

7.69m x 3.22m max

KITCHEN

2.40m x 3.52m x

BEDROOM ONE

3.54m x 2.76m max

BEDROOM TWO

3.12m x 2.87m max

BEDROOM THREE

2.15m x 2.13m max

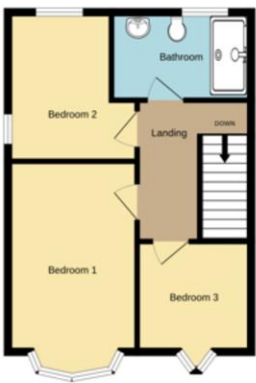


SHOWER ROOM
2.45m x 1.63m max



Ground Floor

1st Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		