

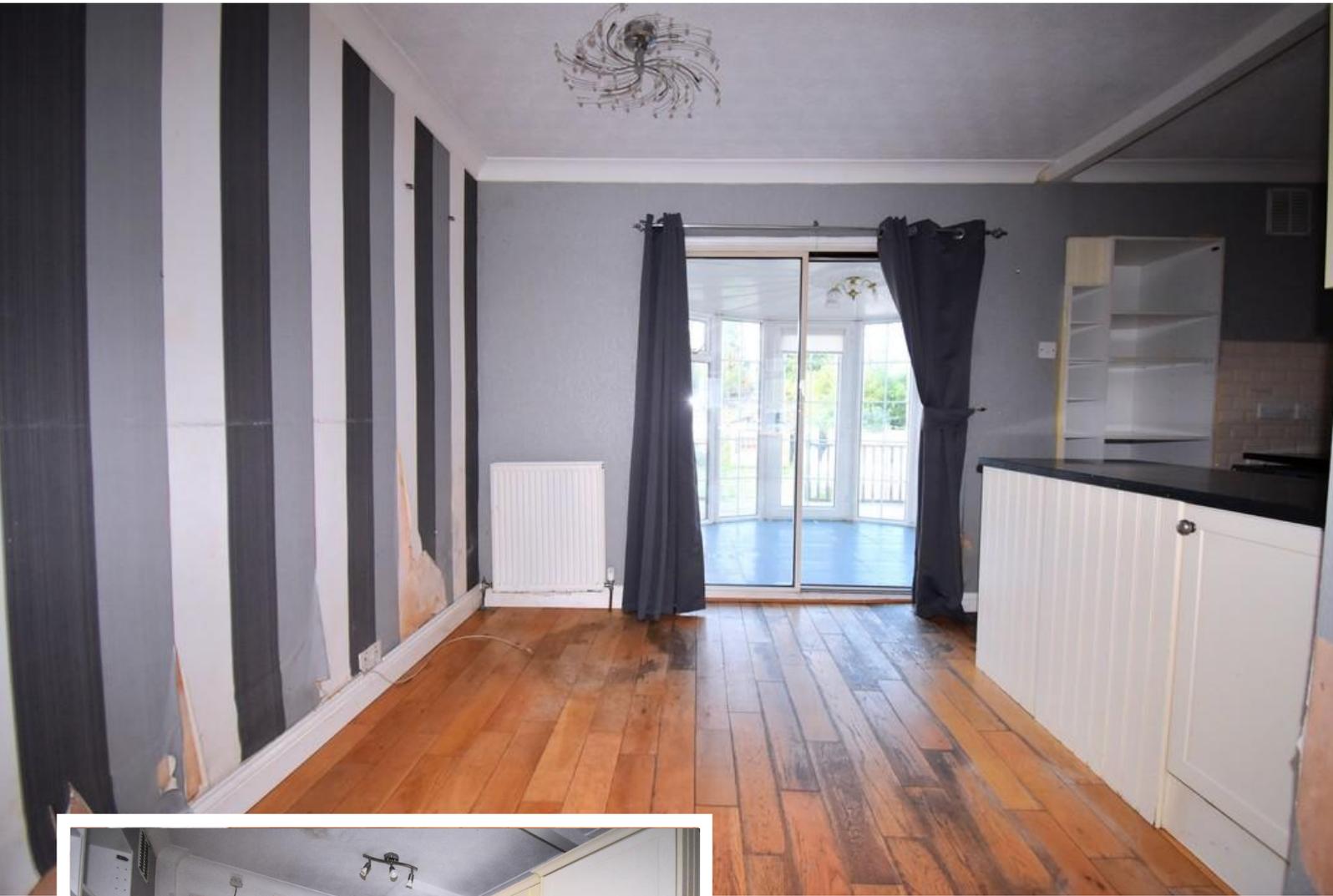


**Herrick Road  
Coventry  
CV2 5JN**

- Highly Sought-After Postcode
- Three-Storey Family Layout
- Loft Master Bedroom with Ensuite
- Three Spacious Bedrooms

**Offers In Region Of £240,000**  
EPC Rating '56'





## Property Description

### ABOUT THE PROPERTY

A charming Three-bedroom mid-terraced home in Lower Stoke boasting a living area with a decorative fireplace and elegant curved bay window, an open-plan layout leads seamlessly into a versatile dining space and a sleek, contemporary kitchen finished with granite worktops, and an Aga-style oven.

The standout feature of the ground floor is the stunning curved conservatory, with floor-to-ceiling gridded windows and double bifold doors that flood the space with natural light. This inviting room opens directly onto the long, well-maintained garden, complete with a raised decking area perfect for outdoor dining, a lawn for children to play, and a practical outbuilding at the far end, also with additional access via the front and side gate.

Upstairs, the first floor boasts a charming family bathroom and three well-proportioned bedrooms. The front double bedroom enjoys a bay window, while the second double includes a fitted storage wardrobe. The third bedroom, a



cosy box room, is ideal as a study / office.

Rising to the second floor, the loft conversion has been transformed into a luxurious master suite, large enough for a king-size bed, with its own ensuite shower room featuring a level-access shower, ceiling spotlights, and a window that ensures the space feels fresh and inviting.

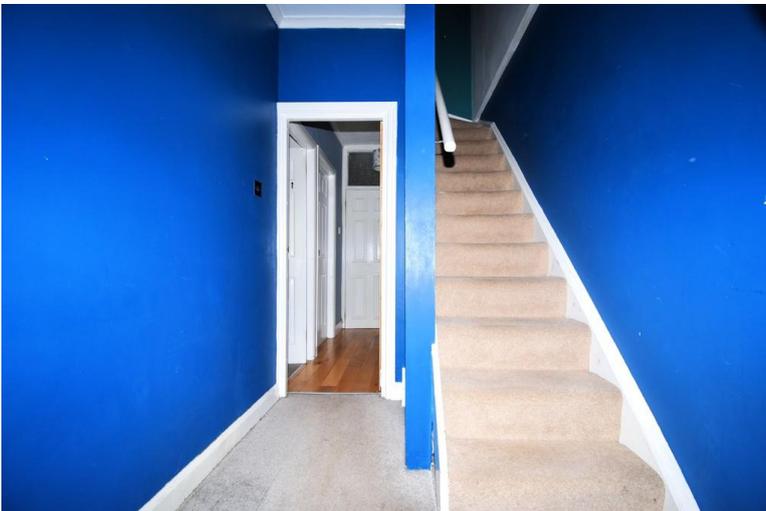


Perfectly positioned in Lower Stoke, a vibrant and well-connected area of Coventry; families will appreciate the proximity to highly rated schools and local parks, while commuters benefit from easy access to the city centre and nearby train stations. The neighbourhood offers a friendly community atmosphere, with superfast broadband making it ideal for remote work and streaming. For outdoor leisure, the expansive War Memorial Park is perfect for picnics, sports, and seasonal events, all just a short distance away. The neighbourhood offers a friendly community atmosphere, with superfast broadband making it ideal for remote work and streaming.

Book your viewing today with Cloud9 Estates on 02476 263 660.

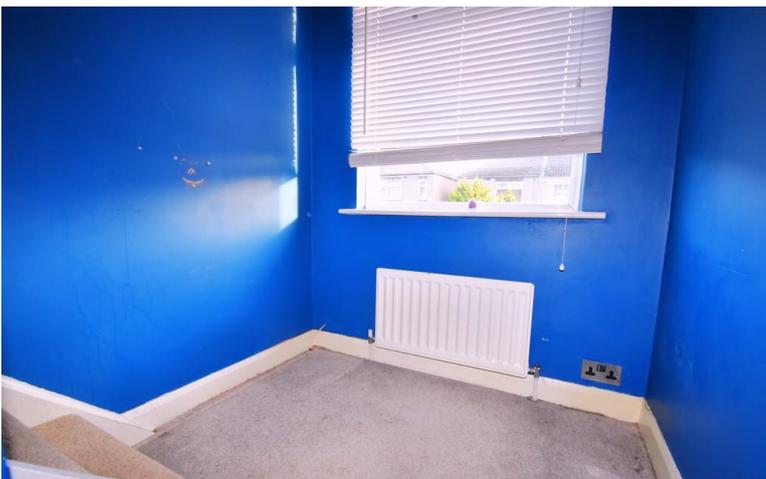
#### Important Note To Purchasers

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.#

**ENTRANCE HALL**

1.5m x 3.7m max

**LIVING AREA**

5.03m x 6.84m max

**KITCHEN/BREAKFAST ROOM**

4.76m x 2.51m max

**CONSERVATORY**

3.19m x 2.74m max

**LANDING**

2.32m x 1.74m max

**STUDY**

2.37m x 1.74m max

**BEDROOM ONE**

3.26m x 2.93m max

**BEDROOM TWO**

3.31m x 2.92m max

**BEDROOM THREE**

4.59m x 4.19m max

**BATHROOM**

1.84m x 1.69m max

**ENSUITE**

1.68m x 1.67m max

Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Merge 3D2D

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		

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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