



**Enfield Road
Coventry
CV2 4DA**

- Three-bedroom mid-terraced home
- Arranged over three floors
- Veranda
- Fully double glazed

Offers Over £160,000
EPC Rating '68'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are proud to present this three-bedroom mid-terraced home in the CV2 area of Coventry. Perfect for families and first-time buyers. Thinking of renting this home? Then you could expect a possible rental income of £900pcm.

In brief, this home comprises of, on the ground floor; a lounge and spacious family kitchen / diner.

Travel upstairs to the first floor of this GREAT home and you will find TWO double bedrooms and family bathroom.

Moving up to the second floor and you will be greeted with another double bedroom - the perfect escape from city life!

To the rear of the home is a great sized garden - just in need of a bit of TLC.

Close to Walsgrave Road this has great travel links and is close to local shops and amenities.



What ARE you waiting for? Call Cloud9 Estates TODAY 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.

LOUNGE

3.72m x 3.27m max

KITCHEN

3.24m x 3.89m max

BEDROOM ONE

3.73m x 3.27m max

BEDROOM TWO

3.27m x 1.91m max

BEDROOM THREE

2.95m x 3.09m max

BATHROOM

1.64m x 1.70m max





Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metageni CS2023



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