

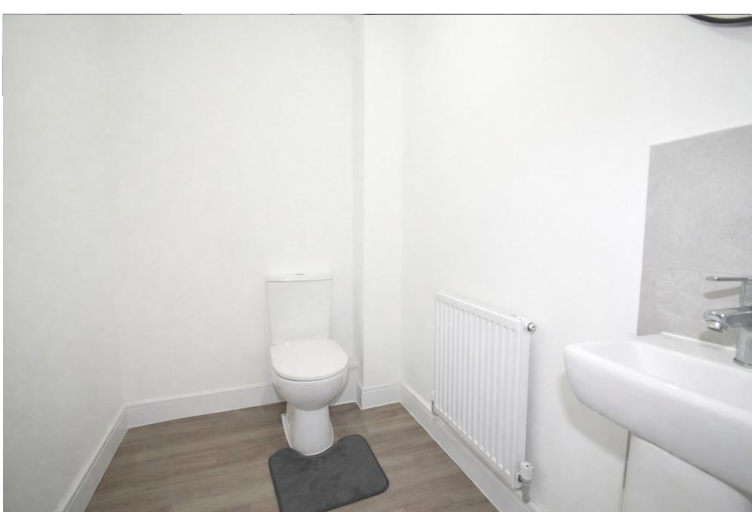


Dunkley Gardens
Coventry
CV6 4QT

- Master bedroom with en-suite
- High performance glazing
- Ground floor WC
- Off road parking

Guide Price £335,000
EPC Rating 'B'





Property Description

ABOUT THE PROPERTY

Brand new home in Dunkley gardens in the desirable Whitmore Park area of Coventry, this impressive semi-detached house offers a perfect blend of modern living and comfort. Built just less than 2 years ago, the property still benefits from an NHBC certificate with more than eight years remaining, providing peace of mind for prospective buyers.

Offering off road parking, EV charges, solar panels and NO CHAIN, this light and bright home has everything you're looking for to call yours!

On the ground floor you will be greeted with the lounge – a great space to unwind with family or guests – the family kitchen / diner, with double doors leading to the rear garden and a convenient WC – so your guests won't need to go upstairs when nature calls!

Moving up to the first floor are THREE great sized bedrooms, the master bedroom with its own ensuite! How



brilliant would that be? Your own ensuite! Also on the first floor is the spacious family bathroom.

To the rear of this home is a FANTASTIC outdoor area, the perfect space to enjoy the weather and make memories!

In a sought after location and within close proximity to Whitmore Park Primary School, which has a 'good' rating and offering plenty of storage space - what are you waiting for?

Call Cloud9 Estates TODAY to book your viewing!



Important Note To Purchasers

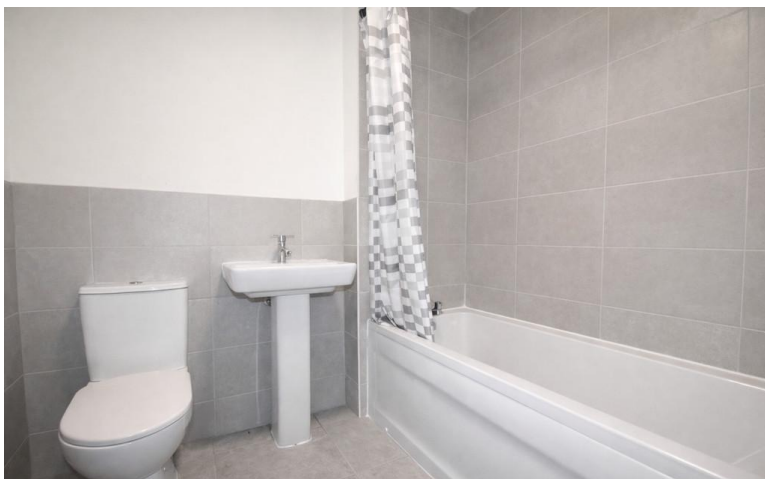
As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

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

4.24m x 3.98m

KITCHEN

5.04m x 2.85m max



- WC
- 2.21m x 1.49m max
- BEDROOM ONE
- 3.35m x 3.52m max
- ENSUITE
- 1.63m x 1.79m max
- BEDROOM TWO
- 5.54m x 2.15m max
- BEDROOM THREE
- 2.56m x 2.82m max
- BATHROOM
- 2.13m x 1.90m max



Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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