



**Chaceley Close**  
**Coventry**  
**CV2 2SF**

- Three-bedroom detached home
- Off road parking
- Fully double glazed
- Perfect for first time buyers

**Guide Price £300,000**  
EPC Rating '73'





## Property Description

WOW! Come and check out this three-bedroomed detached home in the Henley Ward area of Coventry. Perfect for first time buyers and families, this stunning home offers comfort and style!

This home offers everything you're looking for in a first-time purchase. In brief this home comprises of, on the ground floor; a large and bright living room at the rear, with double doors leading to the garden and an area for fine dining! Also on the ground floor is a handy utility room with WC.

### 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.



Travel upstairs of this modern home you will discover two double bedrooms, a single bedroom and a light and bright family bathroom.

To the rear of this home you will find a fantastic outdoor living space, with grass, decking and a patio this caters to all outdoor occasions – perfect for hosting when the weather is nice.

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



#### KITCHEN

2.19m x 3.18m max

#### LIVING ROOM

3.37m x 5.24m max

#### UTILITY ROOM

1.65m x 1.71m max

#### BEDROOM ONE

2.62m x 2.56m max

#### BEDROOM TWO

3.74m x 2.61m max

#### BEDROOM THREE

2.36m x 2.52m max

#### BATHROOM

2.74m x 1.92m max





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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 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