



Dunster Place
Coventry
CV6 4JD

- Driveway
- NO CHAIN
- Recently renovated
- Council Tax Band 'A'

Guide Price £175,000
EPC Rating 'D'





Property Description

ABOUT THE PROPERTY

Introducing this BRILLIANT newly renovated two-bedroom mid-terraced home. In the CV6 area of Coventry, this home is PERFECT for families and first-time buyers.

On the ground floor of this home is the lounge and family kitchen – with an island and a wine rack this just screams sophistication!

Traveling upstairs you will be greeted with TWO bedrooms and the family bathroom – splish splash!

To the rear is a great sized garden – the perfect size for relaxing and making memories with the family.

This home has been professionally decorated throughout. Offering a driveway and being move in ready this is a GREAT first-time purchase.

If you're looking for your forever home, then this is the one for you! Call Cloud9 Estates TODAY to book your viewing!



We'll speak soon . . .

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.



Total floor area 57.7 sq.m. (621 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 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