

Cloud9 Estates

Villers Street
Coventry
CV2 4HQ

- Development Opportunity
- Two Reception Rooms
- Ground Floor Shower Room
- Total Floor Area: 66 Square Metres

Offers In Excess Of £100,000

EPC Rating ‘D’





Villers Street, Coventry, CV2 4HQ







Property Description

ABOUT THE PROPERTY

Cloud9 Estates have an excellent opportunity to acquire a two-bedroom terraced property situated in the popular CV2 area of Coventry. Requiring complete renovation and modernisation throughout, this property offers fantastic potential for investors, developers or buyers looking to create a home to their own specification.

The ground floor comprises two separate reception rooms, offering versatile living and dining space, together with a kitchen and a convenient downstairs shower room.

To the first floor are two bedrooms, providing accommodation suitable for a range of buyers.

Externally, the property benefits from on-street parking.

With significant scope for improvement and the opportunity to add value, this property is an ideal renovation project for those looking to refurbish and personalise a home or explore its investment potential.



Want to book a viewing? Then call Cloud9 Estates TODAY!

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.

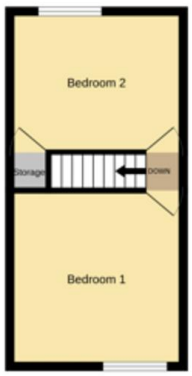
All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

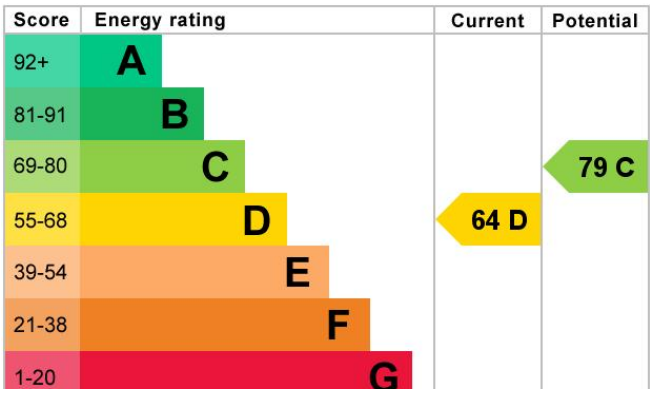
The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally 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.

RECEPTION ROOM ONE
Approx. 3.34m x 3.50m max
RECEPTION ROOM TWO
Approx. 3.48m x 3.34m max
KITCHEN
Approx. 3.60m x 1.99m max
SHOWER ROOM
Approx. 1.99m x 1.56m max
BEDROOM ONE
Approx. 4.48m x 3.50m max
BEDROOM TWO
Approx. 3.51m x 4.48m max







108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.cloud9estates.co.uk
sales@cloud9estates.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 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