

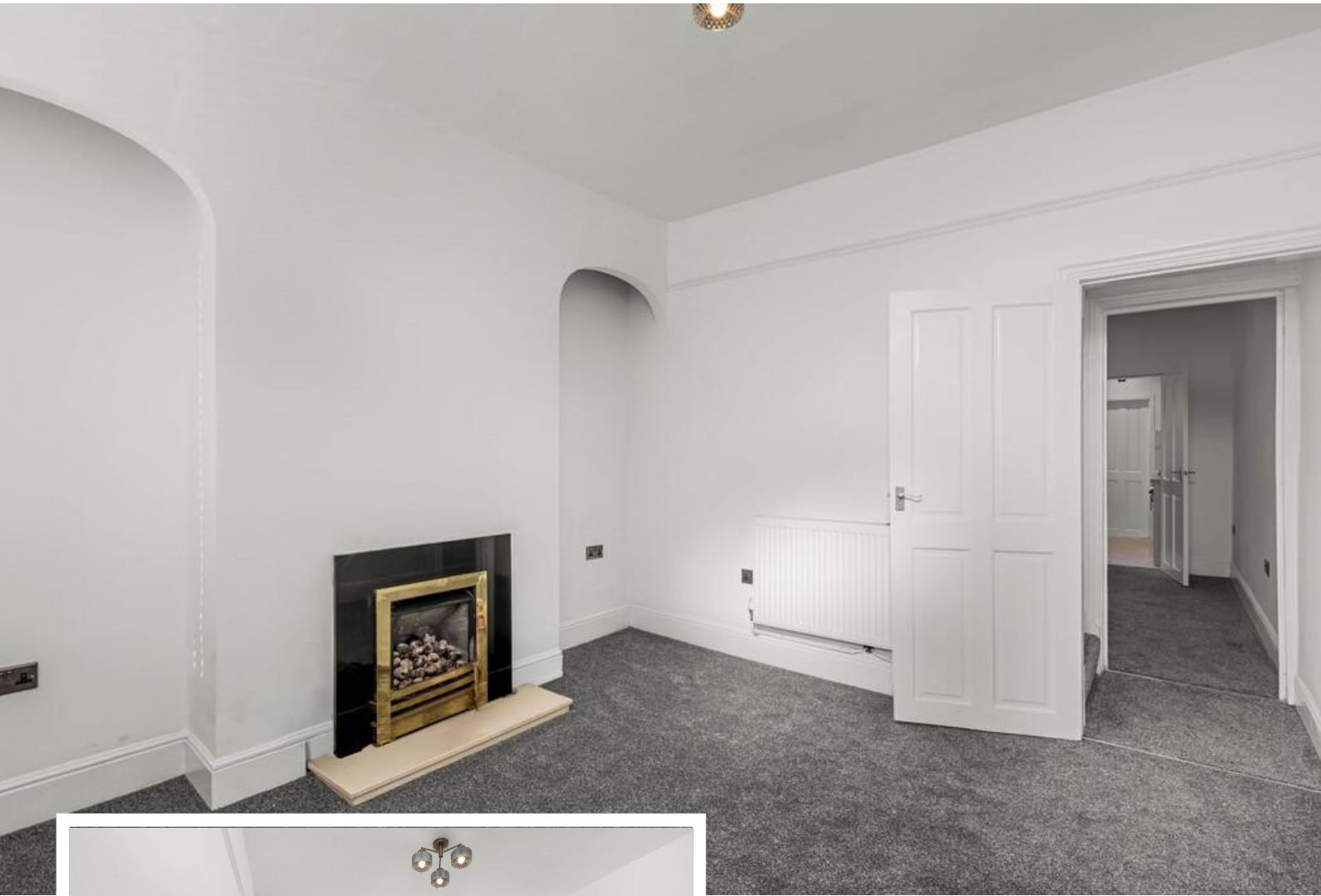


**Chandos Street
Coventry
CV2 4HR**

- Newly Renovated - Very High Spec
- Finished To A Fresh, Modern Standard Throughout
- High Performance Glazing
- Total Floor Area: 71 Square Metres

Guide Price £175,000
EPC Rating 'D'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates introduce this beautifully presented and newly renovated two-bedroom family home, ideally situated in the popular CV2 area of Coventry. Finished to a fresh, modern standard throughout, this property is completely move-in ready and would make a fantastic home for a couple, small family or working professionals.

The ground floor offers two spacious reception rooms, providing flexible living and dining areas, alongside a modern fitted kitchen and a stylish downstairs family bathroom. Upstairs, there are two well-proportioned bedrooms, both finished with fresh, contemporary décor.

Recently renovated throughout, the property offers a bright, clean and welcoming interior, allowing the new occupants to settle in and feel at home straight away.

Conveniently positioned for local shops, schools, amenities and transport links, with easy access to Coventry city centre and surrounding areas.



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.

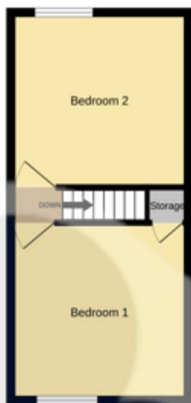
Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.





Ground Floor

1st Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 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