



**Caludon Road  
Coventry  
CV2 4LR**

- Sought-After Stoke Location
- Refurbished Three- Bed Home
- Chain- Free
- Move- In Ready

**Guide Price £175,000  
EPC Rating '60D'**





## Property Description

### ABOUT THE PROPERTY

This modern mid-terrace home in the popular Stoke area of CV2 offers a fresh, stylish living space that's ready to move straight into. Recently refurbished and redecorated throughout, the property feels bright, clean and contemporary from the moment you step inside.

The ground floor features a modern kitchen and a welcoming living area, creating a comfortable space for everyday living and entertaining. Upstairs, a generous landing leads to two well-proportioned bedrooms, along with a modern bathroom featuring a full bathtub and integrated shower for both comfort and convenience. Outside, the home enjoys a long rear garden with a welcoming patio area—perfect for outdoor dining, relaxing or making the most of the space for gardening. The added benefit of a side gate with alley access makes the garden easily accessible and adds a practical touch to everyday living.

Located close to Coventry city centre, the home offers





excellent access to shops, transport links, schools and local amenities, making it a fantastic choice for commuters, first- time buyers or investors. With no onward chain and the property sitting completely empty, it's ready for immediate occupation. This is a great opportunity to secure a modern, well- presented home in a convenient and sought- after location.

#### 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.



#### LIVING ROOM

2.41m x 3.42m max

#### DINING ROOM

3.61m x 3.19m max

#### KITCHEN

3.54m x 1.67m max

#### BEDROOM ONE

3.24m x 2.40m max

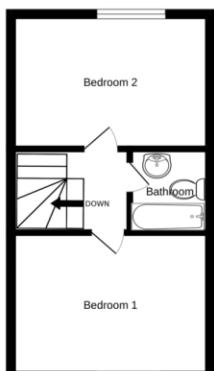
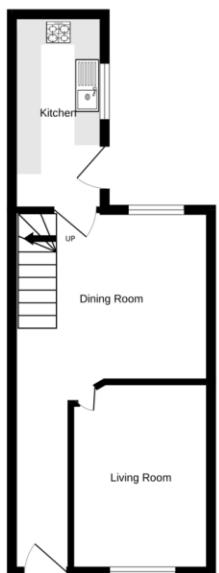
#### BEDROOM TWO

3.60m x 2.23m max



Ground Floor

1st Floor



Score	Energy rating	Current	Potential
92+	A		86 B
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

108 Walsgrave Road  
Coventry  
Warwickshire  
CV2 4ED

[www.cloud9estates.co.uk](http://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 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