

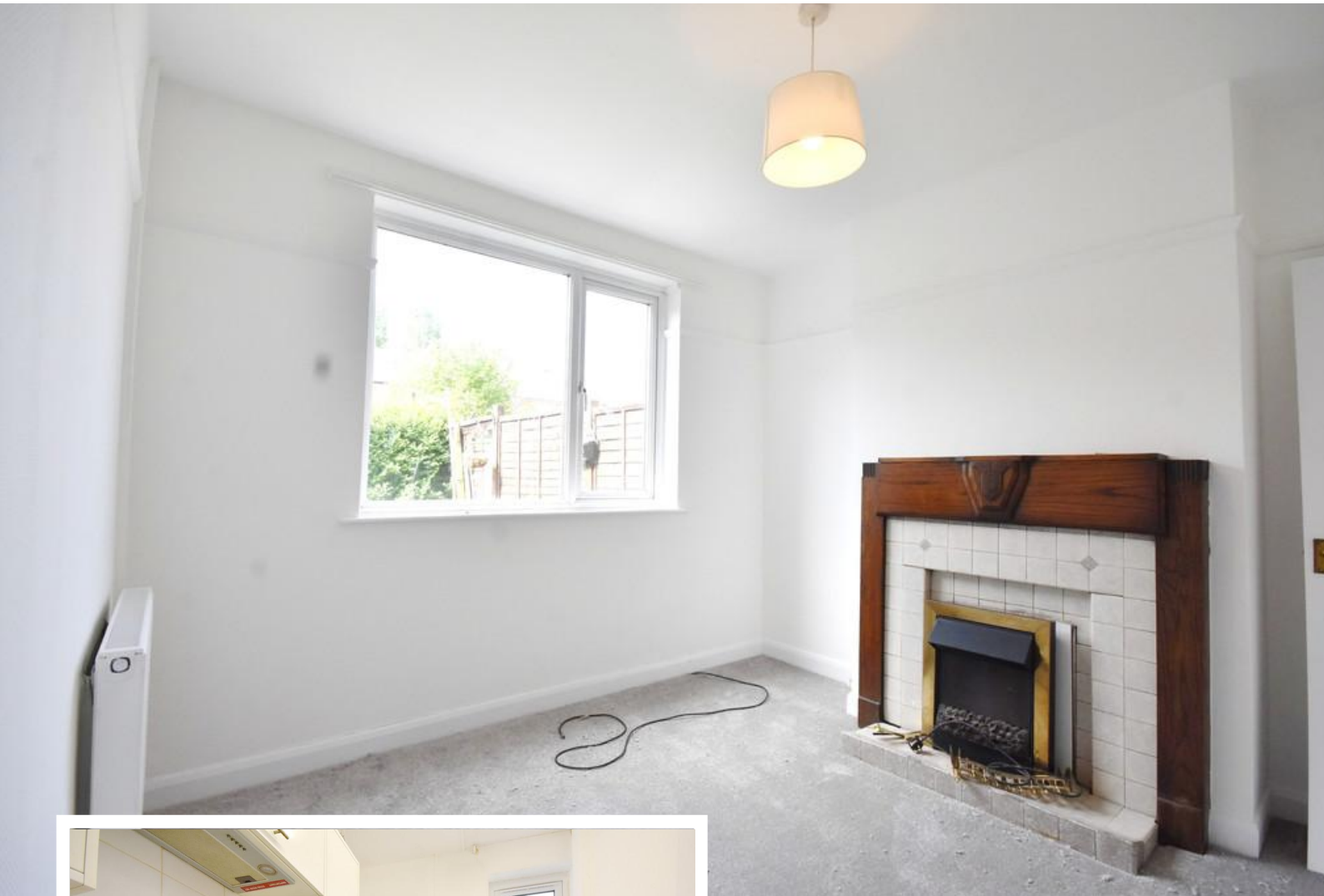


**Sullivan Road  
Coventry  
CV6 7JR**

- Newly renovated
- Off road parking
- Council tax band 'B'
- Bay windows in the front lounge

**Guide Price £195,000**  
EPC Rating 'C'





## Property Description

### ABOUT THE PROPERTY

Cloud9 Estates are proud to introduce this three-bedroom mid-terraced home. In the CV6 area of Coventry, this is a BRILLIANT first-time purchase!

On the ground floor of this NEWLY RENOVATED home are TWO reception rooms – which can be used as a lounge and separate dining room – perfect for those family meals, and the kitchen which leads out to the back garden.

Moving upstairs are THREE light and bright bedrooms, including two double bedrooms and one single bedroom and the family bathroom.

To the rear of this much-loved home, you will enjoy a great outdoor space – just in need of a bit of TLC if you're green fingered.

With off road parking and in a great location close to local shops and amenities – what are you waiting for?



Call Cloud9 Estates TODAY to book your viewing!

#### 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.



#### LOUNGE

3.11m x 4.05m max

#### LOUNGE / DINER

3.11m x 3.33m max

#### KITCHEN

2.41m x 1.66m max

#### BEDROOM ONE

2.85m x 3.36m max

#### BEDROOM TWO

3.22m x 3.35m max

#### BEDROOM THREE

2.17m x 1.98m max

#### BATHROOM

1.64m x 1.66m max





Measurements are approximate. Not to scale. Best estimate prepared only.  
View with Measure Cloud

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