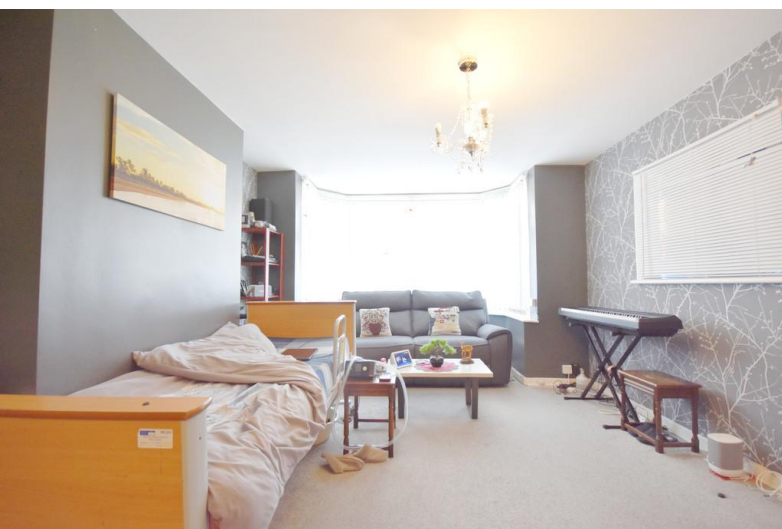


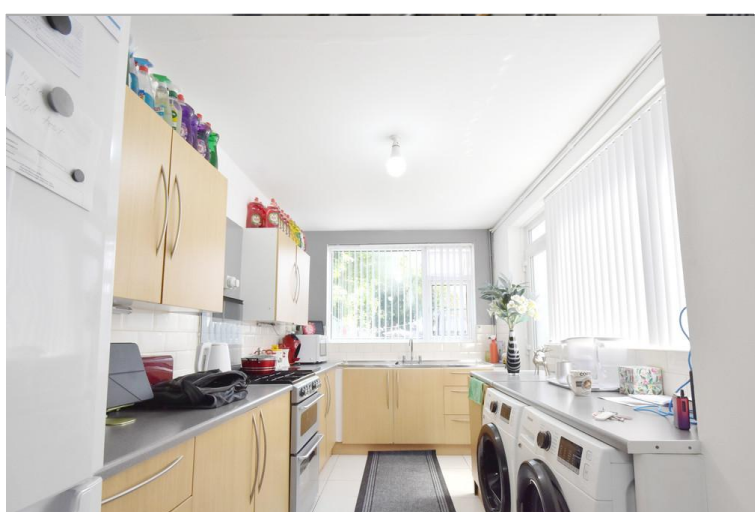


**Church Lane
Coventry
CV2 4AJ**

- Three-bedroom mid-terraced home
- DRIVEWAY
- Bay windows
- Gas central heating

Guide Price £265,000
EPC Rating 'C'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates is proud to introduce this THREE-bedroom mid-terraced home. In the CV2 area of Coventry, this is PERFECT for first time buyers / investors.

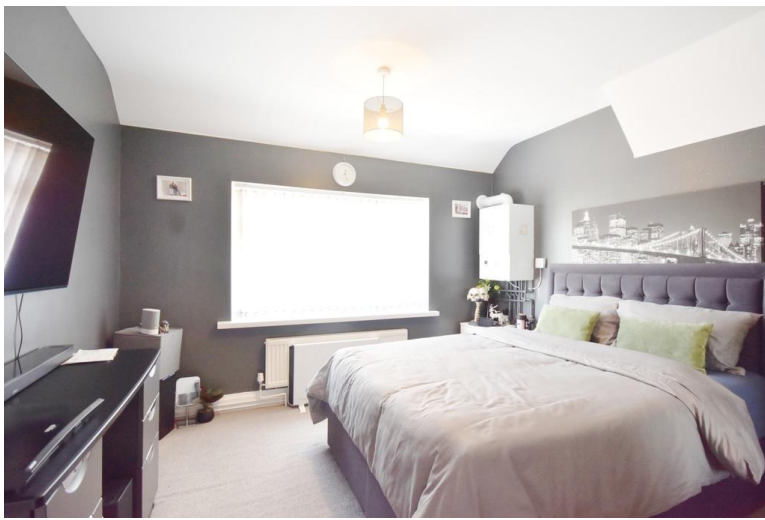
On the ground floor you will be greeted with a large living area with bay windows and the kitchen / diner.

Upstairs are two double bedrooms – one with bay windows - a single bedroom and the family bathroom, which provides plenty space for you and your family.

To the rear of this home is a great outdoor living space, with two patios and an area of grass – this is a great place to enjoy the weather and make memories.

Offering a driveway and close to the main road with a direct route into Coventry city centre – Don't miss out!

Call the award winning 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

3.74m x 7.42m max

KITCHEN

6.51m x 1.96m max

BEDROOM ONE

3.25m x 4.65m max

BEDROOM TWO

3.66m x 3.43m max

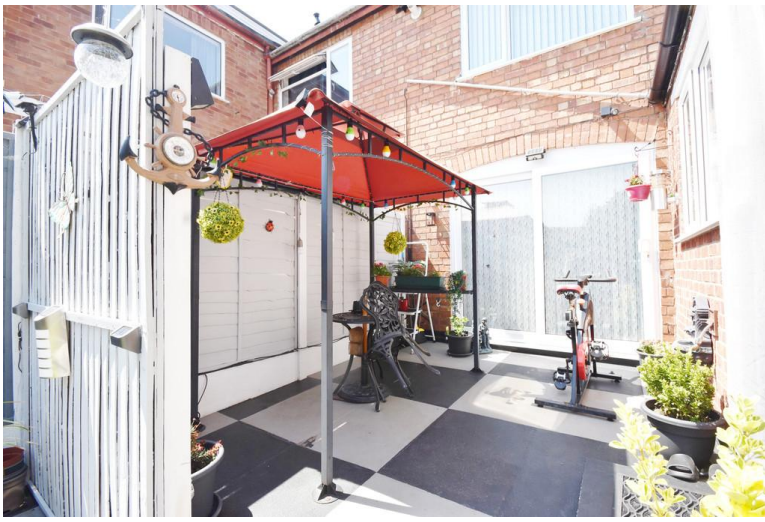
BEDROOM THREE

2.15m x 2.61m max

BATHROOM

1.84m x 1.93m max





Ground Floor

1st Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 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 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