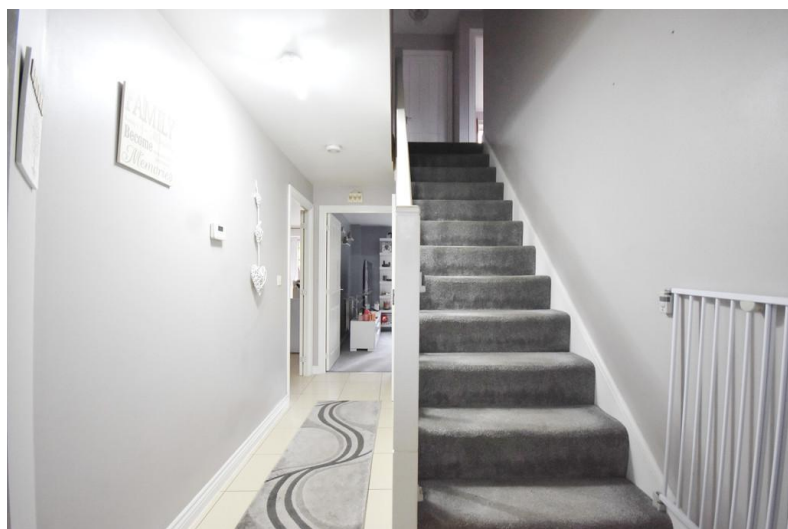
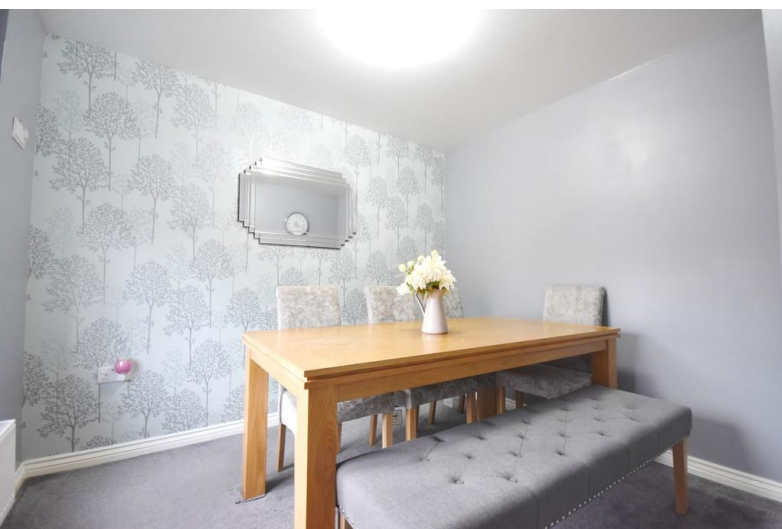




**Cheshire Close  
Coventry  
CV3 1PT**

- Four-bedroom detached home
- Off road parking and garage
- Side gate for easy access to back garden
- Move in ready

**Offers Over £365,000**  
EPC Rating '78'







## Property Description

### ABOUT THE PROPERTY

Cloud9 Estates are proud to introduce this four-bedroom detached home in the lower Stoke area of Coventry. Perfect for first time buyers / families, this is hot property and move in ready!

In brief this home comprises of, on the ground floor; a living room with double doors leading to the garden, a dining room – perfect for hosting! A kitchen and convenient WC.

Travel upstairs of this home and you will be greeted with FOUR bedrooms which include three double bedrooms and a single - the master bedroom comes with it's own en-suite, and a family bathroom.

To the rear of this home you will discover a superb outdoor living space which is very low maintenance.

With a perfect finish and no work needed - you will be grinning like a Cheshire (Close) cat when you view this





home! What are you waiting for? Call Cloud9 Estates on 02476 263 660.

#### 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

3.66x m x 4.59m

#### KITCHEN

2.34m x 5.62m

#### DINING ROOM

2.66m x 2.87m

#### BEDROOM ONE

3.36m x 3.94m

#### BEDROOM TWO

2.65m x 4.63m

#### BEDROOM THREE

2.70m x 2.93m

#### BEDROOM FOUR

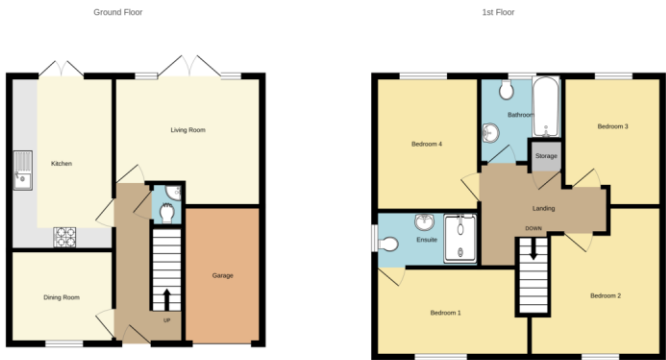
3.33m x 2.40m







ENSUITE  
1.18m x 2.38m  
BATHROOM  
1.90m x 2.89m



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Hergon 12/2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		

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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 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