



**Roland Mount
Coventry
CV6 4HP**

- Three-bedroom semi-detached home
- Master bedroom with ensuite
- Ground floor bathroom
- Driveway AND garage

Asking Price Of £260,000
EPC Rating '69'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are proud to present this three-bedroom semi-detached home in the CV6 area of Coventry. Perfect for families and first-time buyers. Thinking of renting this home? Then you could expect a possible rental income of £1,250pcm.

In brief, this immaculate home comprises of, on the ground floor; a cosy yet spacious lounge, with bay windows overlooking the road at the front, a separate dining room, family kitchen at the rear and convenient bathroom.

Travel upstairs of this much loved home and you will find a master bedroom at the front – with it's own ensuite, a double bedroom and single bedroom, all sized generously.

With a driveway AND a garage, also close to local shops and amenities – this will be snapped up quick!

What ARE you waiting for? Call Cloud9 Estates TODAY 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.



LOUNGE

4.88m x 4.25m max

DINING ROOM

2.58m x 2.83m max

KITCHEN

3.09m x 4.22m max

BATHROOM

3.04m x 1.63m max

BEDROOM ONE

3.20m x 3.78m max

ENSUITE

1.75m x 1.54m max

BEDROOM TWO

2.17m x 3.17m max

BEDROOM THREE

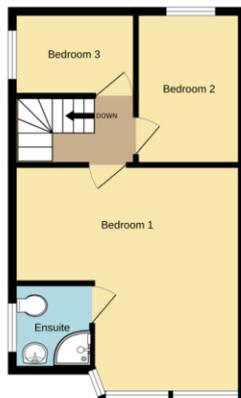
3.26m x 1.64m max



Ground Floor



1st Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	69	
(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 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