

Cloud9 Estates

Roman Road

Coventry

CV2 4LE

- Lounge With Bay Windows
- Driveway / Off Road Parking
- Shed At The Rear With Additional Outdoor Storage
- Wet Room On The First Floor

Guide Price £185,000

EPC Rating ‘E’





Roman Road, Stoke, Coventry, West Midlands, CV2 4LE







Property Description

ABOUT THE PROPERTY
Cloud9 Estates are pleased to introduce this wonderful opportunity to purchase a much-loved three-bedroom family home in the CV2 area of Coventry, which has been well cared for over the years and offers comfortable accommodation throughout.

The property is presented in good condition and, although it would benefit from some modernisation and updating, provides the perfect opportunity for a new owner to put their own stamp on it and create a lovely family home.

Upstairs, the property benefits from three bedrooms and a practical wet room-style shower room.

Externally, the property offers a driveway providing off-road parking and a rear garden, complete with a useful storage shed and a separate traditional coal house, providing additional storage space.

Conveniently situated just off a main road, the property









enjoys excellent transport links, making it ideal for commuters and families alike.

With its welcoming feel, practical layout and scope for modernisation, this is a home full of potential, ready for its next chapter.
Want to see it for yourself? Then call the award winning Cloud9 Estates TODAY.

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.

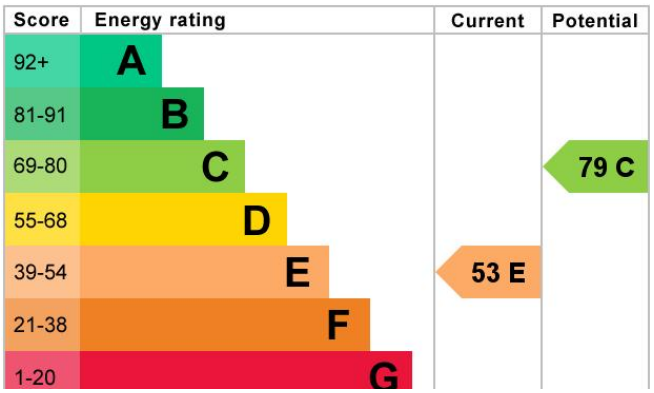
The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally 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
7.66m x 3.69m max
KITCHEN
2.61m x 2.18m max
BEDROOM ONE
3.17m x 3.38m max
BEDROOM TWO

3.46m x 3.47m max
BEDROOM THREE
2.10m x 2.18m max
SHOWER ROOM
1.76m x 1.80m max





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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