



**80 Wallace Road
Keresley, Coventry, CV6 2LX**

- Double Bayed End Terraced
- Double Glazed
- Gas Centrally Heated
- Two Reception Rooms

Offers Over £250,000
EPC Rating '56'





Property Description

PROPERTY DESCRIPTION.

A beautifully presented three-bedroom, double bay-fronted end-terrace home located in the highly sought-after area of Keresley, North Coventry.

This charming property is an ideal purchase for first-time buyers, offering spacious accommodation and a blend of modern features with traditional character. Benefiting from gas central heating and double glazing throughout, the home is ready to move into and has been maintained to an excellent standard.

On the ground floor, the property comprises a welcoming storm porch and entrance hallway that leads into a generously sized living room, perfect for relaxing or entertaining. There is a separate dining room that flows through to a bright and airy conservatory, offering additional living space with views over the rear garden. The well-appointed fitted kitchen is complemented by a useful ground floor W.C.





Upstairs, the property boasts two spacious double bedrooms, both benefiting from built-in wardrobes, and a further single bedroom which could be ideal as a home office or child's room. A modern and stylish shower room completes the first-floor accommodation.

Externally, the property features a delightful rear garden, ideal for entertaining or enjoying quiet moments outdoors. There is also a neat front garden that enhances the kerb appeal, and a garage located to the rear of the property, providing secure off-road parking or useful storage space.

The home is situated close to a range of local amenities, excellent transport links, and well-regarded schools including Coundon Court and Whitmore Park. This makes it not only a fantastic investment but also a wonderful family home.

Don't miss out on this opportunity-book your viewing today with the award-winning Cloud9 Estates.

Important Note to Purchasers

As part of our compliance with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide valid identification documents at a later stage. Your cooperation is appreciated to avoid any unnecessary delays in the sale process.

While we strive to provide accurate and reliable information, these particulars do not form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, services, systems, or appliances mentioned have not been tested, and no guarantees are provided as to their functionality or efficiency.

All measurements are intended as general guides and may not be exact. Some details may be subject to vendor approval. If any detail is of particular importance, especially if you are travelling a significant distance to view the property, please contact us to confirm in advance.

The final agreement regarding fixtures and fittings will be outlined in the official Fixtures and Fittings Form, which forms part of the legal contract processed by your conveyancer. As the marketing agent, Cloud9 Estates does not provide legally binding representations-only documentation produced by your appointed solicitor carries legal standing.





Please also note that Cloud9 Estates has not verified the legal title of the property. Buyers are advised to seek confirmation through their solicitors before proceeding.

LOUNGE

DINING ROOM
3.48m x 3.19m

KITCHEN
5.15m x 1.91m

CONSERVATORY
4.63m x 3.13m

BEDROOM ONE (FRONT)
3.33m x 2.61m

BEDROOM TWO (REAR)
3.36m x 2.55m

BEDROOM THREE
2.38m x 1.93m

GARAGE
5.18m x 4.21m



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of plots, boundaries, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their efficiency or life span.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		

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