



**Cobb Close
Coventry
CV2 4GF**

- Three-bedroom townhouse
- One allocated parking space
- Set over three floors
- Ground floor WC

Guide Price £230,000
EPC Rating '77'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates is proud to introduce this three-bedroom townhouse. In the CV2 area of Coventry - this home is perfect for families / first time buyers / investors. Investors could expect a possible rental income of £1,050 per calendar month.

In brief this home comprises of, on the ground floor: a large and light lounge / diner, family kitchen and convenient WC.

On the first floor you will find a further two DOUBLE bedrooms and bathroom.

Traveling up to the second floor is ANOTHER double bedroom with it's own en-suite – a shower room.

With GREAT travel links and within close proximity to local shops and amenities – this will be hot property!

Reach for the sky with Cloud9 Estates! Call us 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.



KITCHEN

1.84m x 3.57m max

LOUNGE / DINER

5.33m x 3.95m max

BEDROOM ONE

3.93m x 2.62m max

BEDROOM TWO

3.62m x 3.94m max

BATHROOM

1.69m x 1.97m max

BEDROOM THREE

3.96m x 5.93m max

ENSUITE

1.73m x 1.98m max





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.dou9estates.co.uk
sales@dou9estates.co.uk
02476 263 660

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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