



**Milton Street
Coventry
CV2 4NP**

- Move In Ready Family Home
- Newly Renovated
- Large Rear Garden
- On Road Parking

Offers Over £165,000
EPC Rating 'D'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates is proud to introduce this well-presented and recently renovated two-bedroom family home situated in the CV2 area of Coventry. Finished in a fresh, modern style throughout, the property offers comfortable and practical accommodation ideal for first-time buyers.

The ground floor features a bright and spacious lounge with bay windows, providing plenty of room for both relaxing and dining. The modern fitted kitchen offers a contemporary finish with ample worktop and storage space, integrated cooking facilities and a clean tiled splashback.

Upstairs are two well-proportioned bedrooms together with a modern family bathroom, all benefiting from the property's recent refurbishment.

The home has been neutrally decorated with fresh flooring and finishes, creating a property that is ready to move into and make your own.



Want to book a viewing? Then call the award winning Cloud9 Estates TODAY and speak to a member of our friendly team.

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

4.26m x 3.10m max

KITCHEN

2.27m x 4.34m max

BEDROOM ONE

4.43m x 4.30m max

BEDROOM TWO

2.90m x 2.52m max

BATHROOM

1.77m x 1.95m max



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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