



**London Road
Coventry
CV3 4BW**

- Two bedroom mid terraced home
- Within close proximity to Jaguar Land Rover
- Large rear garden
- On road parking

Asking Price Of £199,950

EPC Rating '73'





Property Description

ABOUT THE PROPERTY

Want to be on Cloud9? We have your DREAM home right here! Cloud9 Estates is proud to present to you, this two-bedroom mid-terraced family home. In the heart of Whitley this home has style and elegance. With just over a ten minutes-drive to Jaguar Land Rover and close to one of the big supermarkets this is hot property! Investors could expect a rental income of £1,000 per calendar month.



Stunning, fabulous and elegant are just a few words to describe this well-maintained family home. On the ground floor, you will enjoy a comfy and cosy family living room with bay windows, over-looking the London Road, a kitchen / dining room for those home cooked meals and memories. An added bonus is a conservatory which is a great escape from city life!

Travel upstairs of this beautiful home and you will discover TWO light and bright double bedrooms, all designed to perfection, and a family bathroom – splish splash!



To the rear of your future home is a large outdoor living space, with a shed at the back, a patio for hosting and a grass area, this is the perfect background for making memories. Can't you just see yourself living here?



Don't just look at this home from behind a screen, call Cloud9 Estates TODAY to book your viewing on 02476 263 660. We're waiting to hear from you!

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.



LIVING ROOM

3.18m x 3.23m max

KITCHEN/DINER

3.12m x 4.27m max

CONSERVATORY

2.35m x 2.84m max

BEDROOM ONE

3.76m x 3.18m max

BEDROOM TWO

2.35m x 3.17m max

BATHROOM

1.67m x 1.85m max

Ground Floor



1st Floor



Energy Efficiency Rating

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

73 → 82

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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 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