



**Kirkdale Avenue
Coventry
CV6 4LN**

- DRIVEWAY
- Open Lounge / Diner
- Fully double glazed
- Gas central heating

Guide Price £175,000
EPC Rating 'D'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates is proud to introduce this THREE-bedroom mid-terraced home. In the Holbrooks area of Coventry, this home would make the ideal first-time purchase, or your next investment opportunity.

On the ground floor you will be greeted with an open lounge / diner, allowing plenty of room for relaxing or family time, following through to the next room is the kitchen.

Upstairs are THREE bedrooms, comprising of two double rooms and a single room, this provides space for you, your family and guests. Also upstairs is the family bathroom.

To the rear of this home, is the large rear garden, with grass and a patio, this is a great space to enjoy the weather or if you're a keen gardener then this could be a great project for you!

This home is in need of work and modernisation, but with



it's own driveway, close to shops and the CBS arena nearby – this will be popular!

Call the award winning Cloud9 Estates 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.



LOUNGE / DINER

4.8m x 7.3m max

KITCHEN

4.1m x 1.9m max

BEDROOM ONE

2.8m x 3.4m max

BEDROOM TWO

2.4m x 3.0m max

BEDROOM THREE

2.1m x 2.9m max

BATHROOM

1.8m x 1.7m max

Ground Floor

1st Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 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 and 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