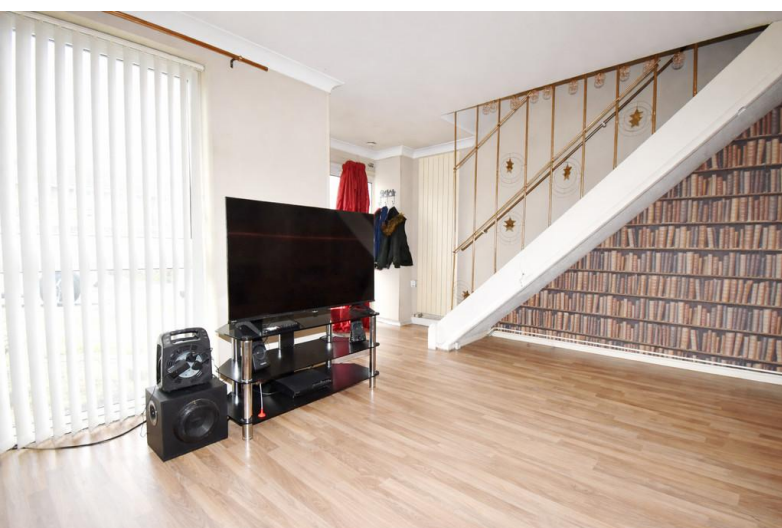




**Flowerdale Drive  
Coventry  
CV2 3PQ**

- Off-Road Parking
- Private Rear Garden
- Modern Kitchen/Diner with Spotlights
- Spacious Living Room with Bi-Fold Doors

**Offers Over £190,000**  
EPC Rating '65'





## Property Description

### ABOUT THE PROPERTY

This charming two-bedroom semi-detached home in Courthouse Green offers the perfect blend of comfort, convenience, and value-ideal for first-time buyers or young families looking to settle in a well-connected neighbourhood. Tucked just off Blackberry Lane, it's moments from local shops, schools, and the A444, making commuting a breeze.

Inside, a welcoming storm porch leads to a spacious living room with a stylish focal fireplace and sleek bi-fold doors that open into a bright conservatory-creating a seamless flow to the private rear garden. The modern kitchen/diner is both functional and eye-catching, complete with integrated oven, hob, cooker hood, and ambient spotlights.

Upstairs offers two generous bedrooms and a contemporary bathroom, providing comfortable living for couples, small families, or guests. Outside, enjoy off-road parking for two vehicles on a block-paved driveway, plus a neat front garden for added kerb appeal.





This is a move-in-ready home in a popular area with everything you need close by. Book your viewing today with Cloud9 Estates - this one won't stay on the market for long!

#### 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

4.54m x 4.27 max

#### KITCHEN/DINER

4.54m x 2.28m

#### CONSERVATORY

4.32m x 2.83m

#### BEDROOM ONE



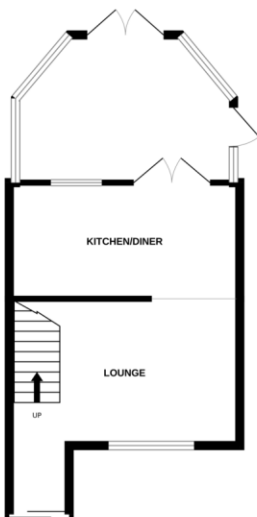
3.58m x 2.88m

BEDROOM TWO

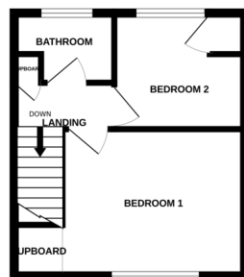
2.66m x 2.55m



GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		

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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