



**Sundew Street  
Coventry  
CV2 1SY**

- Two-bedroom semi-detached home
- Perfect for first time buyers
- Off road parking
- EPC rating 'C'

**Guide Price £155,000**  
EPC Rating '71'





## Property Description

### ABOUT THE PROPERTY

Oh hello! Are you looking for a first-time purchase? Are you an investor looking to expand your portfolio? Then you need to see this VACANT two-bedroom semi-detached home. In the Henley area of Coventry, this much-loved home offers an ideal living space for families / first time buyers. Investors can expect a rental income of £925 per calendar month.

In brief this home comprises of, on the ground floor; a large living room with a fabulous feature wall, a family kitchen – perfect for cooking up a storm! With double doors leading onto the private rear garden – an ideal space for families when the weather is nice.

On the first floor – you will be greeted with two double bedrooms – with minimal work required and a family bathroom.

Can you see yourself living here? Then what are you waiting for? Book your viewing today with the award winning Cloud9 Estates!



### 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

3.41m x 4.11m max

#### KITCHEN

4.37m x 2.66m max

#### BEDROOM ONE

4.36m x 3.26m max

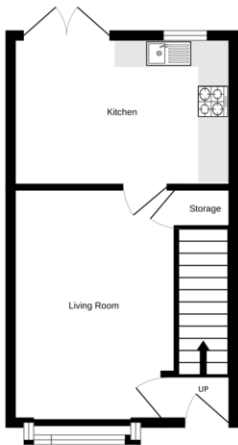
#### BEDROOM TWO

3.55m x 4.41m max

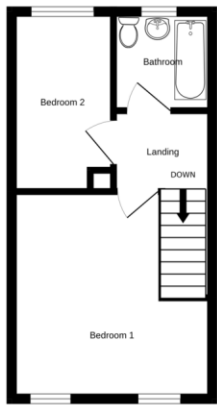
#### BATHROOM

1.86m x 1.87m max

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metaphor CS2024

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	71	77
(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 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