

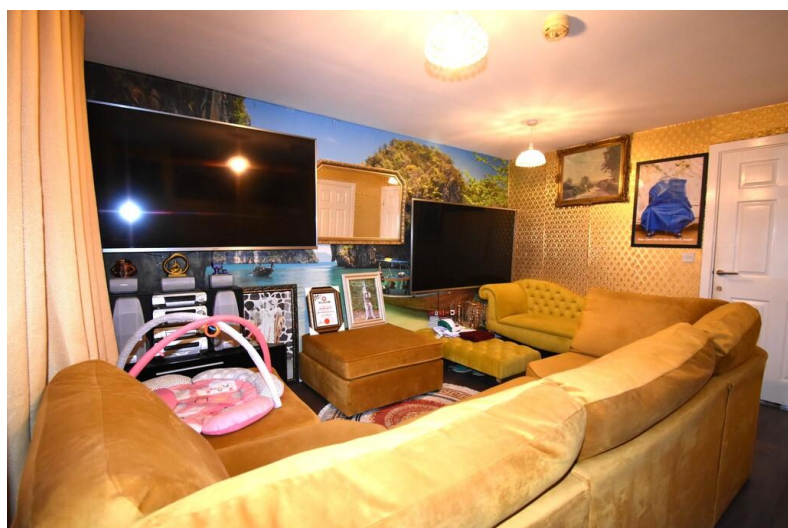


**Samuel Road
Coventry
CV2 3QJ**

- End-Terrace Family Home
- TWO Bathrooms And A WC
- Off Road Parking And Garage
- Total Floor Area: 72 Square Metres

£235,000

EPC Rating 'C'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are delighted to introduce this three-bedroom end-terrace family home. In the CV2 area of Coventry, this home would make the ideal first-time purchase.

This well-presented three-bedroom, two-bathroom house with an additional WC, situated in the popular CV2 area of Coventry, offers comfortable and practical accommodation ideal for families or professionals.

The property features a spacious living area, a well-equipped kitchen with ample storage and workspace, and three good-sized bedrooms. There are two bathrooms, providing added convenience for a busy household, together with a separate WC.

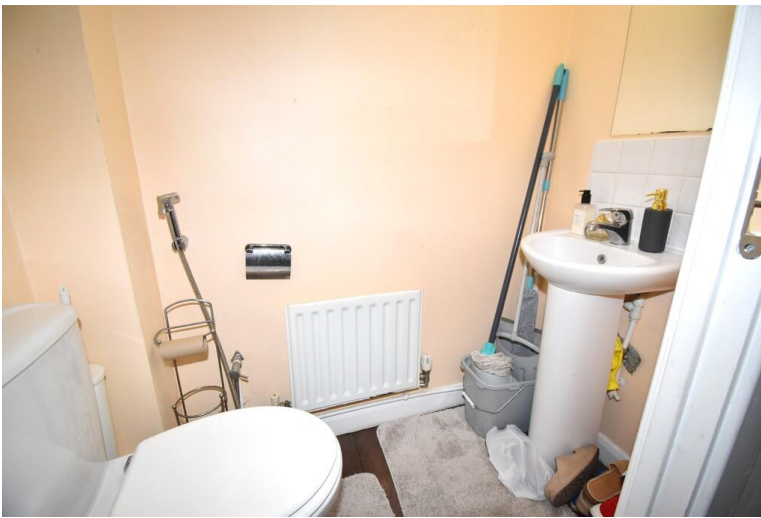
The home benefits from a practical layout with plenty of natural light and comfortable living space throughout. Outside, there is private outdoor space/garden, making it ideal for relaxing or entertaining.



Located in CV2, the property is conveniently positioned for local shops, schools and everyday amenities, with good transport connections providing access to Coventry city centre and surrounding areas.

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.

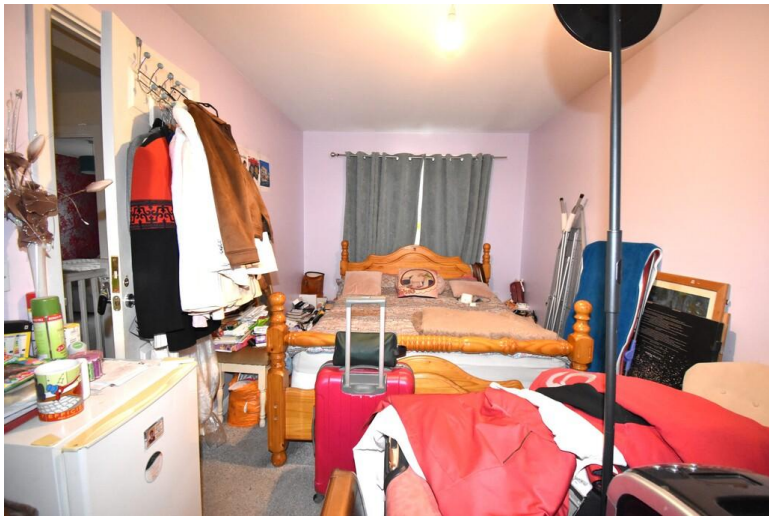
All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.



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.





Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	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 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