

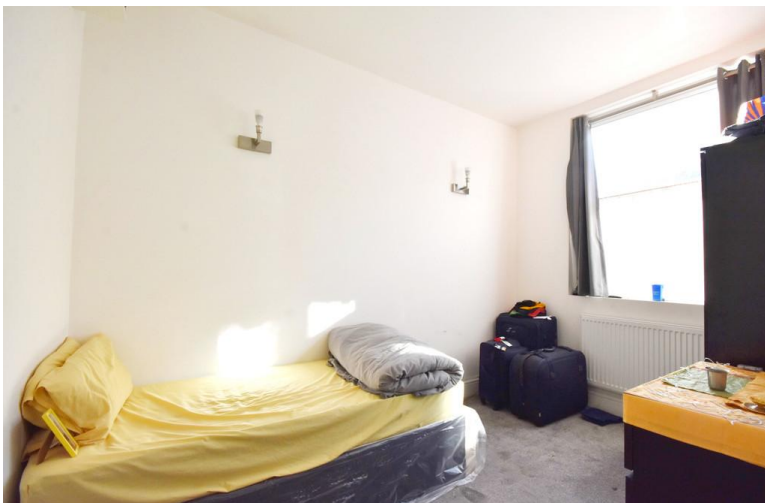


**St. Georges Road**  
**Coventry**  
**CV1 2DG**

- Strong ROI — £1400pcm
- Currently 'Let' to a Family
- Council Tax Band A
- Walking Distance to Coventry City Centre

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





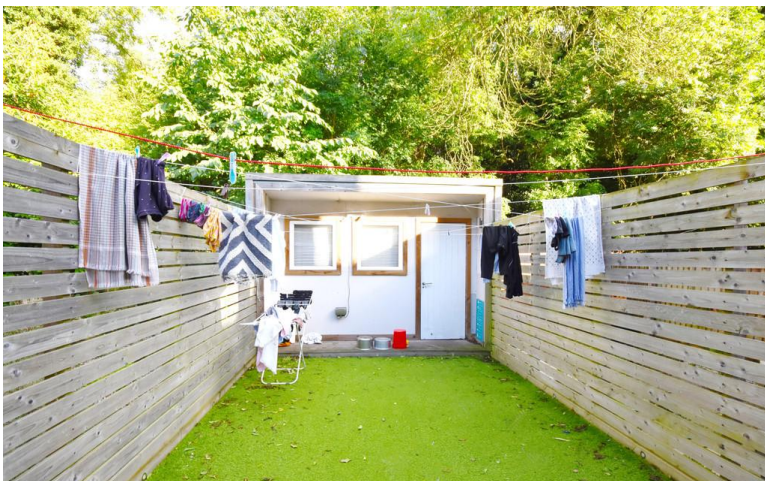
## Property Description

This generously sized mid-terrace property, perfectly positioned in the heart of CV1. Whether you're a first-time buyer, growing family, or savvy investor, this home ticks all the boxes. Currently tenanted and generating a strong rental income of £1,400pcm, this property offers immediate returns with long-term growth potential in a sought-after area.

The ground floor welcomes you with a sunlit reception room – perfect for unwinding or hosting guests. A centrally located bathroom adds convenience, while the spacious kitchen diner at the rear opens directly onto a long, private garden.

Upstairs, two well-proportioned double bedrooms provide ample space and natural light. The top floor boasts a large master or guest bedroom, offering privacy and versatility for any lifestyle.

Situated in CV1, you're close to local amenities, schools, transport links, and Coventry city centre – making everyday



living easy and enjoyable. This property combines practicality, comfort, and investment appeal. Don't miss out – contact Cloud9 Estates today on 02476 263 660 to arrange 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.

#### RECEPTION ROOM

11' 5" x 7' 10" (3.5m x 2.4m)

#### BATHROOM

7' 10" x 7' 2" (2.4m x 2.2m)

#### KITCHEN/DINER

20' 0" x 11' 1" (6.1m x 3.4m)

#### BEDROOM

11' 5" x 11' 1" (3.5m x 3.4m)

#### BEDROOM

11' 1" x 9' 10" (3.4m x 3.0m)

#### BEDROOM

20' 4" x 11' 1" (6.2m x 3.4m)

#### DISCLAIMER

Seller's position: No Chain  
 Council Tax Band: 'A'  
 Local Authority: Coventry City Council  
 EPC Rating: 'D'  
 Tenure: Freehold

Whilst great care is taken to ensure all measurements are accurate, they should be considered only as approximations of the maximum distances. The floorplan provided is for guidance only and should not be relied upon for purchasing furniture, fixtures or other. Any intended purchaser is encouraged to take their own measurements.

Please be advised Cloud9 Estates have not sought to verify the legal title of the property or information relating to any lease. Your appointed conveyancer should verify all details for you.



TOTAL FLOOR AREA: 920 sq ft (86.0 sq m) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 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