

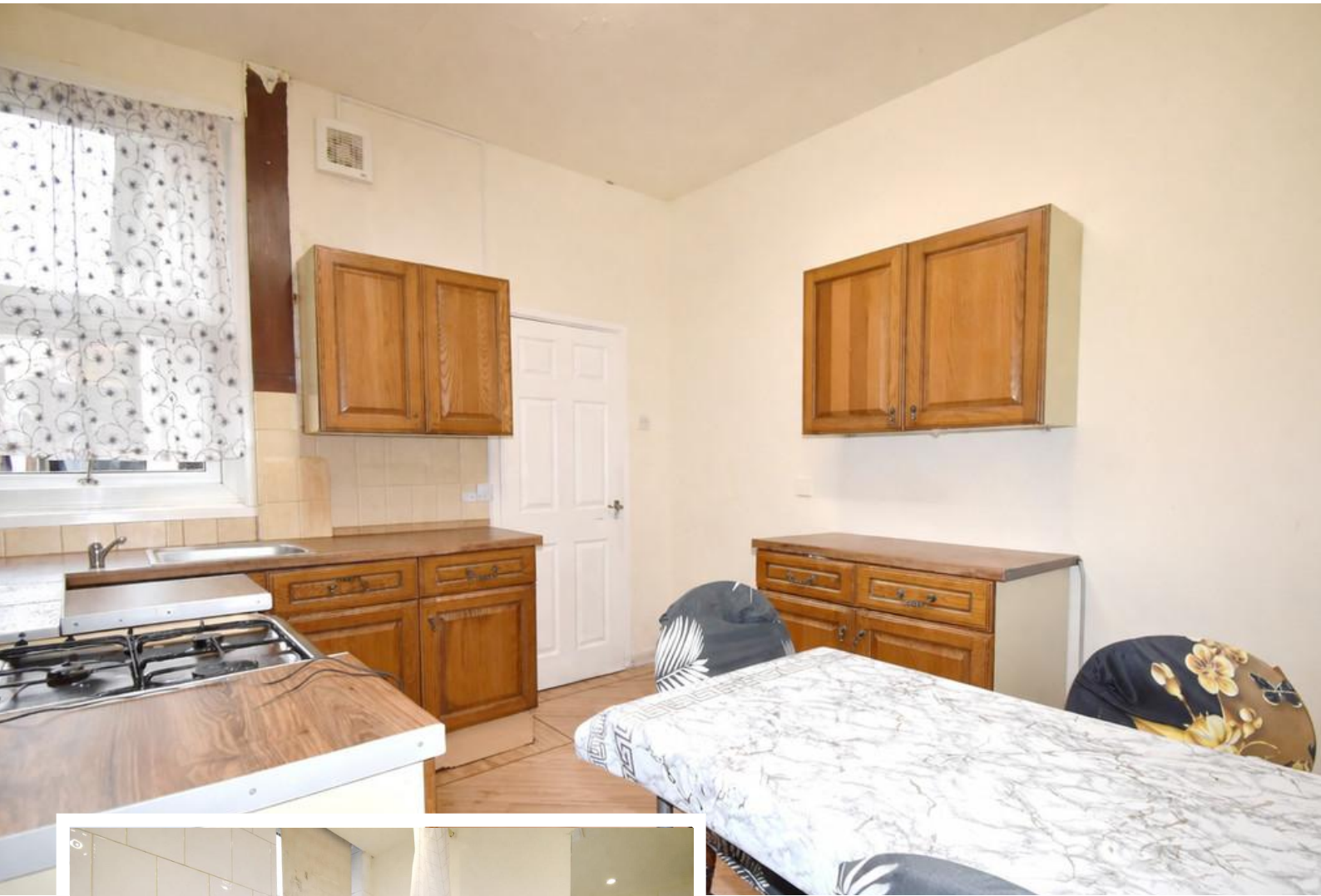


**Silverton Road
Coventry
CV6 5GX**

- Two-bedroom mid-terraced home
- Fully double glazed
- Gas central heating
- Street parking

Guide Price £130,000
EPC Rating 'C'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates is pleased to introduce this brilliant TWO-bedroom home. In the CV6 area of Coventry this home is PERFECT for first time buyers / families / investors.

In brief this home comprises of, on the ground floor; a cosy lounge, kitchen/diner, handy utility room AND family bathroom.

Moving upstairs of this much-loved home and you will be greeted with TWO light and bright double bedrooms.

To the rear of this home you will discover a great outdoor living space - perfect for family fun and making memories – when the weather is nice of course!

This home has great travel links, as it's within close proximity to Stoney Stanton Road with a direct route to Coventry city Centre and with local shops and amenities nearby!

Don't miss out - 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.



LOUNGE

3.69m x 3.38m max

KITCHEN

3.32m x 3.33m max

UTILITY ROOM

2.44m x 1.95m max

BATHROOM

1.95m x 1.81m max

BEDROOM ONE

3.64m x 3.31m max

BEDROOM TWO

3.31m x 3.36m max

Ground Floor

1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Mirograph 12/2018

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 82 |
| (55-68) D | | |
| (39-54) E | | |

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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