



**Gravel Hill
Coventry
CV4 9JD**

- Bay Window
- On Road Parking
- Front Porch
- Fully Double Glazed

Offers Over £225,000
EPC Rating 'C'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are pleased to introduce this THREE-bedroom semi-detached home. In the CV4 area of Coventry, this home is the PERFECT first-time purchase.

On the ground floor of this much loved-home is the front porch, TWO reception rooms – currently being used as lounge and separate dining room – and the family kitchen.

On the first floor are three spacious bedrooms – concluding of two double bedrooms and one single bedroom and the family bathroom.

To the rear of this home is a great size outdoor living space – the perfect place to relax and make memories – when the weather is nice of course!

Within close proximity to a main road – providing great travel links and shops and local amenities nearby!

Whatcha waiting for? Call Cloud9 Estates TODAY to book



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.

LOUNGE

3.00m x 4.39m max

DINING ROOM

3.25m x 3.00m max

KITCHEN

3.25m x 2.13m max

BEDROOM ONE

4.20m x 3.35m max

BEDROOM TWO

3.69m x 3.10m max

BEDROOM THREE

3.10m x 2.00m max

BATHROOM

1.76m x 7.15m max



Measurements are approximate. Not to scale. (Illustrative purposes only)
Made with SketchUp 2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 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 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