



**Mulliner Street
Coventry
CV6 5EW**

- On road parking
- Council tax band 'A'
- Ground floor bathroom
- No chain

Offers Over £150,000
EPC Rating '62'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates is pleased to introduce to you this two-bedroom end-terraced home. In the CV6 area of Coventry, this home is PERFECT for families, first time buyers and investors.

Thinking of buying to let? Then you could expect a possible rental income of £900 per calendar month.

On the ground floor of this brilliant home there is a lounge, the family kitchen and spacious family bathroom.

Traveling upstairs you will be greeted with, not one, but TWO double bedrooms.

To the rear of this home is an immaculate outdoor living space – perfect for hosting or family fun!

This home has great travel links and is within close proximity to 'The Bricklayers Arms' with good online reviews – if you fancy dining out?



Don't wait! 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

3.68m x 3.73m max

KITCHEN

3.69m x 3.33m max

BATHROOM

2.69m x 1.92m max

BEDROOM ONE

3.73m x 3.70m max

BEDROOM TWO

3.16m x 2.81m max

Ground Floor



1st Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(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 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