



**Kirkdale Avenue
Coventry
CV6 4LN**

- DRIVEWAY
- Open Lounge / Diner
- Fully double glazed
- Gas central heating

Asking Price Of £160,000
EPC Rating 'D'





Property Description

ABOUT THE PROPERTY

61 Kirkdale Avenue, Coventry, CV6 4LN

We are acting in the sale of the above property and have received an offer of £155,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Cloud9 Estates is proud to introduce this THREE-bedroom mid-terraced home. In the Holbrooks area of Coventry, this home would make the ideal first-time purchase, or your next investment opportunity.

On the ground floor you will be greeted with an open lounge / diner, allowing plenty of room for relaxing or family time, following through to the next room is the kitchen.





Upstairs are THREE bedrooms, comprising of two double rooms and a single room, this provides space for you, your family and guests. Also upstairs is the family bathroom.

To the rear of this home, is the large rear garden, with grass and a patio, this is a great space to enjoy the weather or if you're a keen gardener then this could be a great project for you!

This home is in need of work and modernisation, but with it's own driveway, close to shops and the CBS arena nearby – this will be popular!

Call the award winning 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 / DINER
4.8m x 7.3 m max
KITCHEN
4.1m x 1.9 m max
BEDROOM ONE
2.8m x 3.4 m max
BEDROOM TWO
2.4m x 3.0m max
BEDROOM THREE
2.1m x 2.9m max
BATHROOM
1.8m x 1.7 m max

Ground Floor

1st Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		