



**Armstrong Avenue  
Coventry  
CV3 1BL**

- Gas central heating
- Fully double glazed
- Loft for additional storage
- Excellent first-time purchase

**Offers Over £210,000**  
EPC Rating '70'





## Property Description

### ABOUT THE PROPERTY

The search is over! We have your home right here – Cloud9 Estates is pleased to introduce this much loved VACANT three-bedroom mid-terraced home, perfect for first time buyers / families / investors. In the Lower Stoke area of Coventry, this home offers a safe haven from city life. Investors can expect a rental income of £1,200 per calendar month.

In brief this home comprises of, on the ground floor; a family living room with bay windows - overlooking the great outdoors, a lounge / diner and a light and bright kitchen.

Travel upstairs of your future home and you will find THREE bedrooms, which conclude of two double bedrooms and a single bedroom – which would also make an ideal space for a study or nursery.

To the rear of this home you will discover a large outdoor living space – which just needs the keen hands of an avid gardener!



Want to be on Cloud9? Then call us today on 02476 263 660 to book your viewing.

#### Important Note To Purchasers

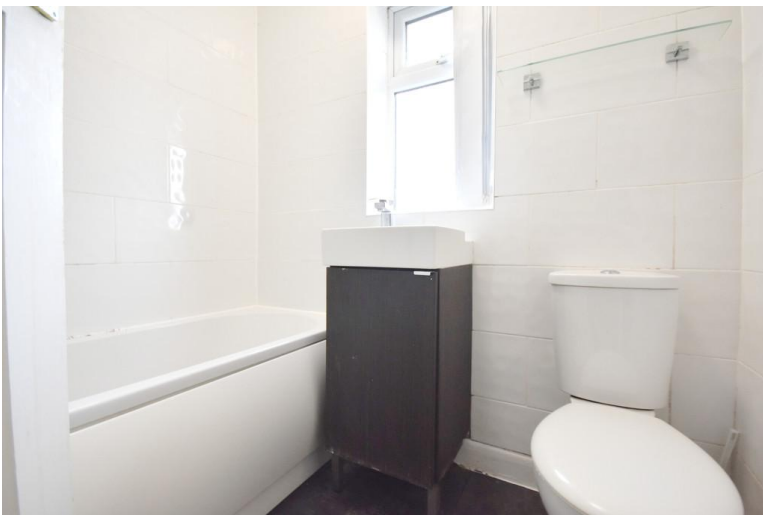
As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

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

3.85m x 3.14m max

#### LOUNGE/DINER

3.24m x 3.34m max

#### KITCHEN

5.58m x 2.60m m

#### BEDROOM ONE

3.15m x 3.09m max

#### BEDROOM TWO

3.22m x 3.34m max

#### BEDROOM THREE

2.25m x 2.15m max

#### BATHROOM

1.69m x 1.96m max



Measurements are approximate. Not to scale. For information purposes only. Made with SketchUp 2023.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	79
(39-54) <b>E</b>		

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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