



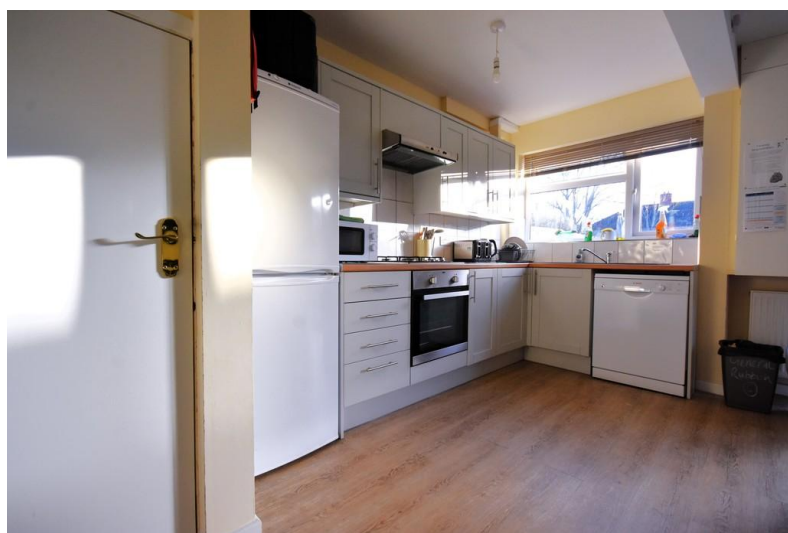
Hollis Road

Coventry

- Four Bedrooms
- En-suite Bedroom
- Ground Floor WC

Offers Over £220,000

EPC Rating '88'





Property Description

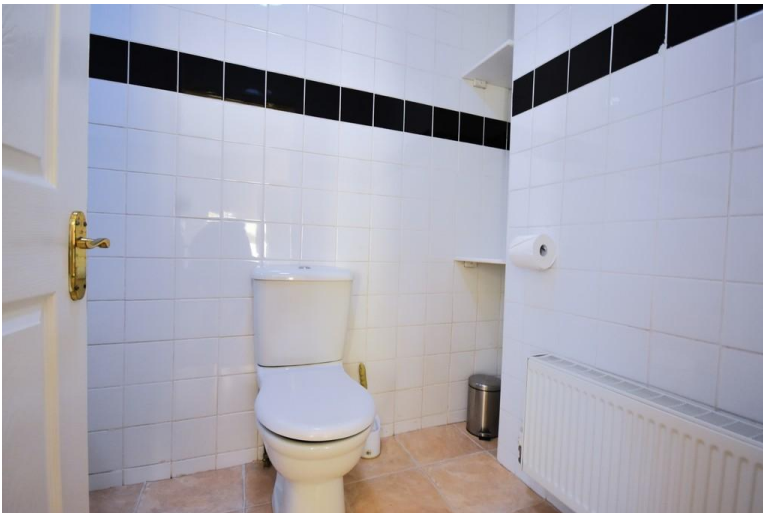
A mid-terraced house with a generous front garden featuring a slabbed patio and plenty of scope to enhance the exterior. The upper floor extends above the entrance, giving the property a larger footprint than most terraced houses. The living area opens onto the rear garden through sliding patio doors. There is a spacious reception room with a bay window that has been used as a double bedroom. The kitchen also provides direct access to the garden via a back door, while a convenient ground floor WC adds practicality for guests and accessibility.



Upstairs offers four bedrooms, including a double bedroom with a fitted airing cupboard and ensuite bathroom, while three single bedrooms provide flexibility for guest bedrooms, wardrobe, or home office use. A well-appointed family bathroom completes the upper floor. The rear garden is spacious with a patio area, and a large green lawn.



With a mix of cultural attractions, shopping options, and road connections, this area combines lifestyle and convenience, making it a sought-after location for homebuyers. Families also benefit from reputable schools and nearby leisure facilities, while commuters appreciate strong road connections via the A46 and easy rail access into Birmingham and London.



This property is being sold with vacant possession, and would make a wonderful first time purchase, additional residence, or as a HMO investment (license in place until 2028).

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



Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
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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

108 Walsgrave Road
Coventry
Warwickshire

www.cloud9estates.co.uk
sales@cloud9estates.co.uk
02476 263 660

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