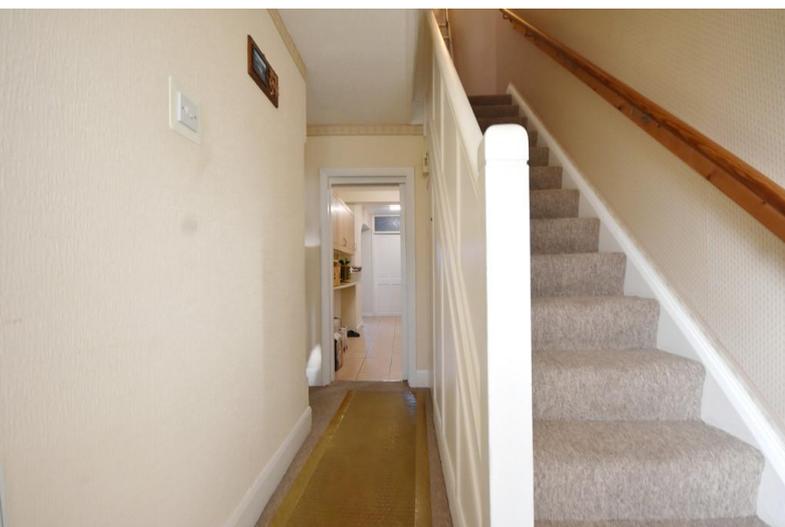




**Momus Boulevard
Coventry
CV2 5NA**

- Three-bedroom semi-detached home
- Significantly extended on the ground floor
- Off road parking
- Perfect for a first-time purchase

Offers Over £290,000
EPC Rating '64'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are delighted to introduce to you this THREE bedroom, semi-detached home, in the CV2 area of Coventry this home is the ideal first-time purchase.

Significantly extended on the ground floor, allowing more living space - you will discover a large lounge with bay windows, fitted kitchen, handy utility room and a convenient wet room.

Journeying upstairs to the first floor are TWO light and bright double bedrooms, a single bedroom and family bathroom.

To the rear of the home is a brilliant outdoor living space, with grass, a patio and brick garage this caters to all your garden preferences.

Don't waste a moment longer, this will be hot property!
Call Cloud9 Estates TODAY to book your viewing, we're waiting for you!



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

3.76m x 7.23m max

KITCHEN

3.76m x 3.52m max



UTILITY ROOM

2.10m x 4.80m max

WET ROOM

1.74m x 1.87m max

BEDROOM ONE

2.65m x 4.27m max

BEDROOM TWO

3.74m x 3.53m max

BEDROOM THREE

2.12m x 2.38m max

BATHROOM

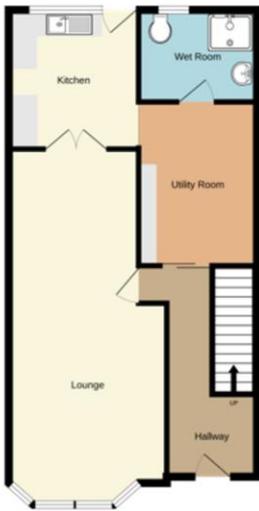


1.89m x 1.69m max



Ground Floor

1st Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.dou9estates.co.uk
sales@dou9estates.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 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