



**Richmond Street
Coventry
CV2 4HZ**

- Ground Floor Bathroom
- On Road Parking
- Gas Central Heating
- Council tax band 'A'

Offers Over £150,000
EPC Rating 'E'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are delighted to introduce this TWO-bedroom, mid-terrace home. In the CV2 area of Coventry, this home would make the ideal first-time purchase or investment opportunity.

On the ground floor this much loved home offers not one, but TWO reception rooms – which can be used as a lounge and separate dining room respectively – the family kitchen and shower room.

Upstairs are two light and bright double bedrooms – providing space for you and your family.

To the rear of this home is a great sized outdoor living space – just in need of a bit of TLC!

Located off a main road and within close proximity to Coventry city centre – this home is in the perfect location!

Want to book a viewing? Then call Cloud9 Estates TODAY and speak to our friendly team!



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

2.31m x 3.79m max

LOUNGE / DINER

3.58m x 3.39m max

KITCHEN

3.31m x 1.73m max

SHOWER ROOM

1.37m x 1.73m max

BEDROOM ONE

3.41m x 3.66m max

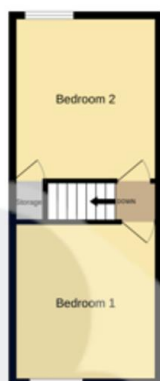
BEDROOM TWO

3.60m x 3.39m max

Ground Floor



1st Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

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 and are 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.