

Cloud9 Estates

Boston Place
Coventry
CV6 5NN

- On Road Parking Where Available
- Conveniently Located Close To A Main Road
- Newly Renovated Throughout
- Gas Central Heating & Single Glazing

Guide Price £175,000

EPC Rating ‘D’











Property Description

ABOUT THE PROPERTY
Situated in the popular CV6 area of Coventry, Cloud9 Estates introduce this three-bedroom family home offering well-proportioned accommodation, ideal for families and couples alike.

The ground floor comprises a welcoming lounge and a separate kitchen, providing practical living space for everyday family life.
To the first floor, there are three bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden, offering outdoor space with plenty of potential.

Conveniently located within the CV6 area, the property is well placed for access to local schools, shops, amenities and transport links.

Boston Place is the place to be – call Cloud9 Estates TODAY to book your viewing.





Important Note To Purchasers

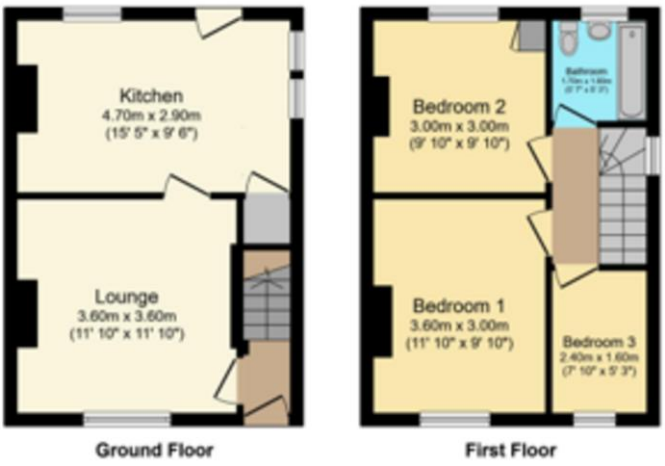
As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

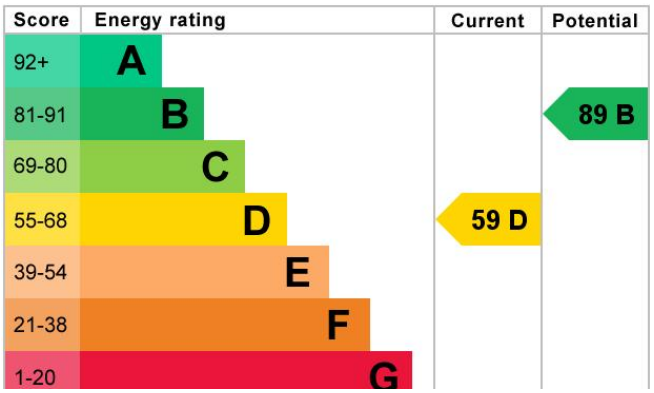
While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no 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.





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 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