



Kilby Mews
Coventry
CV1 5EB

- Prime Location Near Coventry University & City Centre
- Secure Gated Development
- Three-Storey Layout with Two Bathrooms
- Modern Kitchen/Diner & Spacious Living Room

Offers Over
EPC Rating '79'





Property Description

ABOUT THE PROPERTY

This modern three-storey townhouse presents a great first time purchase / investment opportunity in a secure gated development just off Far Gosford Street. Its prime location offers excellent access to Coventry City Centre and the University Campus, making it highly desirable for both tenants and investors seeking strong rental yields.

The layout is thoughtfully arranged across three floors. The ground floor features an entrance hallway, a spacious living room, and a well-equipped kitchen/diner. On the first floor, there are two bedrooms and a family bathroom, while the second floor offers two additional bedrooms and another bathroom.

Externally, the property includes off-road parking at the front and a low-maintenance garden to the rear. With local amenities and transport links just moments away, this is a high-demand rental in a sought-after area.

Viewings are essential to appreciate the full potential.



Contact Cloud9 Estates today!

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

2.56m x 3.05m max

KITCHEN/DINER

4.13m x 4.80

BEDROOM ONE

2.81m x 3.32m max

BEDROOM TWO

3.68m x 2.81m max

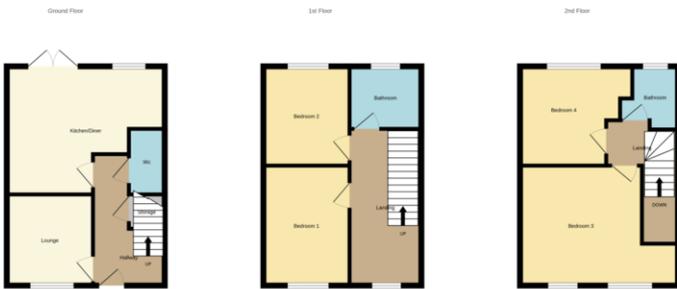
BEDROOM THREE

4.76m x 3.25m max

BEDROOM FOUR

4.14m x 2.91m max





Measurements are approximate. Not to scale. Illustrative purposes only. Made with Mortgage CALCS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	79	
(55-68) D		
(39-54) E		

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.douglasestates.co.uk
sales@douglasestates.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