

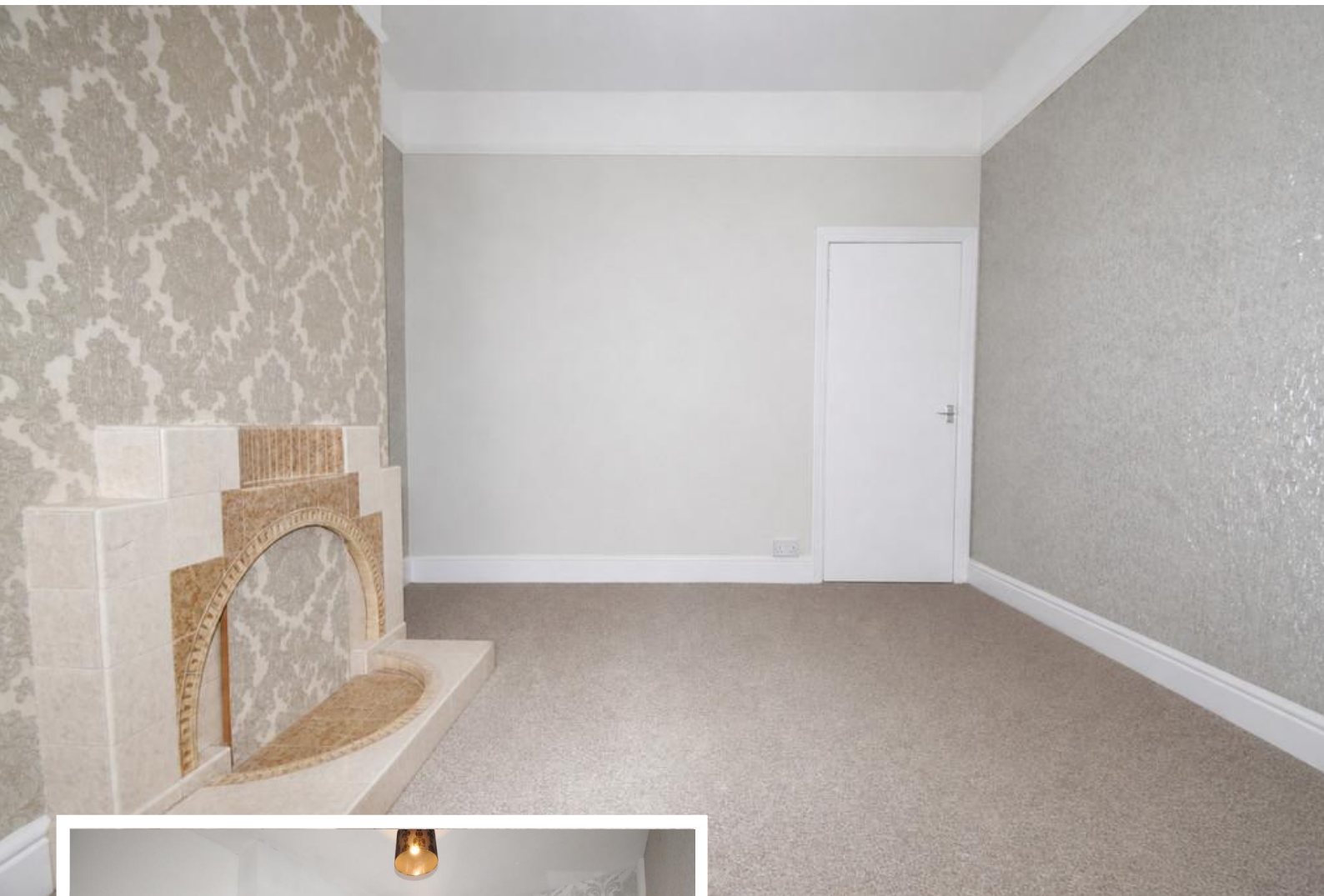


**King Richard Street
Coventry
CV2 4FX**

- Street parking
- Sought after location
- Move in ready
- Low maintenance rear garden

Offers Over £165,000
EPC Rating 'D'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates introduces this FABULOUS two-bedroom mid-terraced home. In the CV2 area of Coventry, this home is PERFECT for families and first-time buyers.

On the ground floor are TWO light and bright reception rooms, the well-presented kitchen and also the family bathroom.

Moving on up to the first floor are two DOUBLE bedrooms – the perfect space to rest your head!

To the rear is a great sized outdoor space – which is very low maintenance.

This home is in a sought-after location, close to Walsgrave Road with a direct route to Coventry City Centre, this home won't be on the market long!

Is this your forever home? Call Cloud9 Estates TODAY to book your viewing to find out.



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

3.69m x 3.32m max

LOUNGE / DINER

3.92m x 3.31m max

KITCHEN

3.19m x 1.79m max

BATHROOM

1.96m x 1.80m max

BEDROOM ONE

3.33m x 3.65m max

BEDROOM TWO

3.94m x 3.32m max





Ground Floor

1st Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Cloud9 Estates

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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