



**Olaf Place  
Coventry  
CV2 2DG**

- £1,200/Month Rental Income Potential
- Walking Distance to Coventry Hospital
- Massive Private Garden
- Freehold Ownership

**Offers Over £250,000**  
EPC Rating 'D'





## Property Description

### ABOUT THE PROPERTY

A bright and beautifully presented three-bedroom end-terrace home offering a rare blend of indoor comfort and outdoor luxury. Set in a quiet cul-de-sac in the ever-popular Walsgrave area of Coventry, this freehold property is a standout opportunity for families, first-time buyers, and investors alike.

There is a huge, sun-soaked private rear garden-fully enclosed, perfect for summer BBQs, children's playtime, or even the addition of a garden studio or home gym. Outdoor space of this size and privacy is a true rarity in the area, offering lifestyle flexibility and long-term value.

The home is flooded with natural light, thanks to large windows throughout. The ground floor features a spacious front-facing living room, a generous kitchen with dining area at the rear, and a dedicated study-ideal for remote work, hobbies, or a quiet reading nook. Upstairs, two double bedrooms, a single bedroom, and a family-sized bathroom provide ample space for growing families or





visiting guests.

With strong rental income potential of £1,200 per month, Council Tax Band B, and estimated annual energy savings of up to £474, it's a smart financial choice as well. The location offers excellent access to local schools, shops, University Hospital Coventry, and major transport links - making daily life convenient and connected.

Whether you're looking to settle down or expand your property portfolio, this home delivers on space, style, and substance. Don't miss your chance to own a truly versatile property in a sought-after neighbourhood.

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.

#### LIVING ROOM

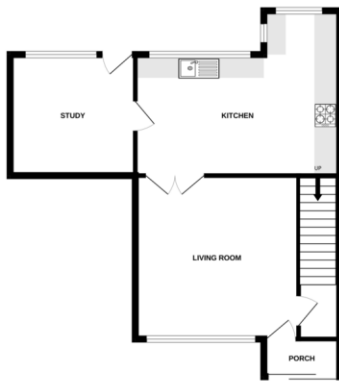
3.89m x 4.22m max



- KITCHEN  
4.27m x 4.86m max
- STUDY  
3.25m x 3.25m max
- BEDROOM ONE  
2.78m x 3.61m max
- BEDROOM TWO  
2.85m x 2.78m max
- BEDROOM THREE  
2.32m x 1.98m max
- BATHROOM  
1.93m x 1.72m max

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown herein are not tested and no guarantee is given. Please visit [www.douglas.co.uk](http://www.douglas.co.uk)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		

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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