

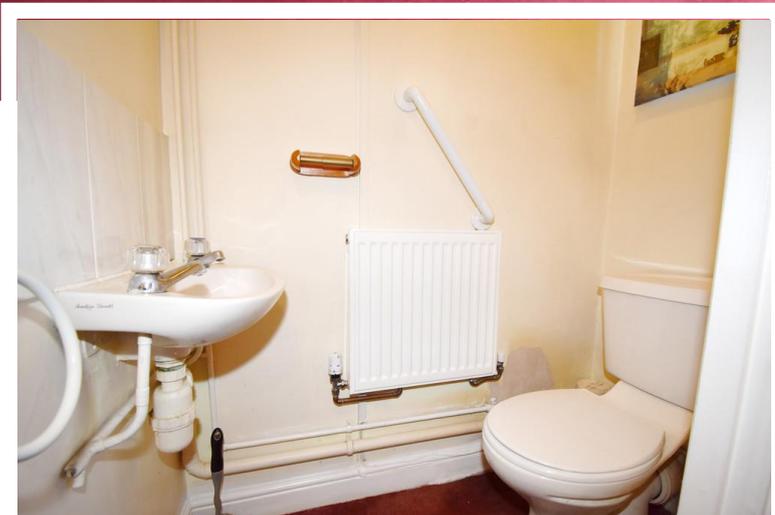


John Shelton Drive
Coventry
CV6 4PE

- Three-bedroom end-terraced home
- Off road parking AND garage
- Ground floor WC
- Conservatory

Offers Over £235,000
EPC Rating '75'





Property Description

ABOUT THE PROPERTY

Look what we have here for you! . . . A VACANT three-bedroom end-terraced home. In the CV6 area of Coventry this much-loved home is the perfect first-time purchase! Thinking of buying to let? Then you could expect a possible rental income of £1,200 per calendar month.

In brief this home comprises of, on the ground floor; a light and bright living room, a family kitchen with plenty of cupboard / storage space, a convenient WC – no more having to go upstairs, and a conservatory which is the perfect place to relax with your favourite beverage!

Travel upstairs of this superb home and you will discover TWO double bedrooms, a single bedroom and a shower room.

To the rear of this home you will discover a FANTASTIC outdoor space, with a private a patio AND grass – this caters to all your gardening needs.



With off road parking AND a garage, this home also has great travel links and is within close proximity to Coventry City Football Stadium.

Reach for the clouds with Cloud9 Estates – What ARE you waiting for? Call 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.



LIVING ROOM

4.16m x 4.41m max

KITCHEN

2.89m x 4.40m max

CONSERVATORY

2.89m x 2.58m max

BEDROOM ONE

2.49m x 3.47m max

BEDROOM TWO

2.49m x 2.94m max



BEDROOM THREE
3.51m x 1.87m max
SHOWER ROOM
1.98m x 1.88m max



Ground Floor

1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Hozonr GIS20

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		

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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