

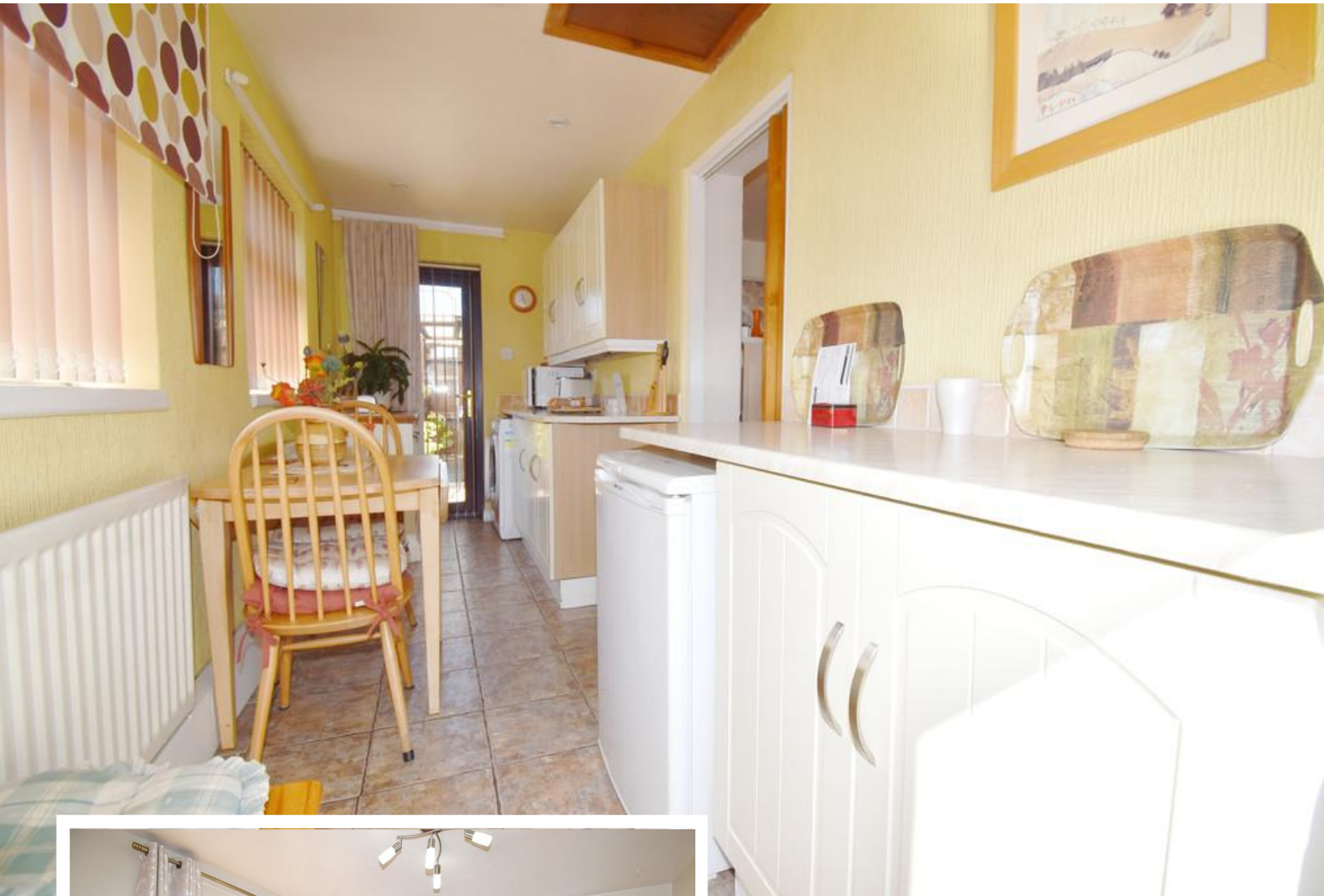


**Grange Road  
Coventry  
CV6 6DT**

- Spacious three-bedroom semi-detached home
- Two WC's
- TWO kitchen / diners
- Driveway AND garage

**Asking Price Of £265,000**  
EPC Rating 'D'





## Property Description

### ABOUT THE PROPERTY

Cloud9 Estates is PROUD to introduce to you . . . this THREE-bedroom semi-detached home. In the Longford area of Coventry this much-loved home is just PERFECT for families and first-time buyers.

Opening the front door to this home you will be greeted with the hallway, leading to the LARGE lounge, with double doors opening out, TWO kitchen / diners, the garage and convenient WC.

Going upstairs you will find three SPACIOUS double bedrooms, shower room and separate WC.

To the rear of this home is a large outdoor living space – just in need of a bit of TLC. With so much potential this is the ideal background for family fun and making memories.

This home offers plenty of storage space, SOLAR PANELS and with off road parking this has EVERYTHING you need to call your 'home sweet home'!



Don't just look at the photos, 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.



#### LOUNGE

3.33m x 5.38m max

#### KITCHEN ONE

3.78m x 2.40m max

#### KITCHEN TWO

1.69m x 5.38m max

#### GARAGE

2.45m x 5.16m max

#### BEDROOM ONE

3.02m x 4.29m max

#### BEDROOM TWO

2.42m x 2.93m max

#### BEDROOM THREE





3.43m x 2.84m max  
 SHOWER ROOM  
 1.90m x 1.78m max



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Measurements are approximate. Not to scale. Residuals provided only. Plans and images ©2024

108 Walsgrave Road  
 Coventry  
 Warwickshire  
 CV2 4ED

www.dou9estates.co.uk  
 sales@dou9estates.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 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