



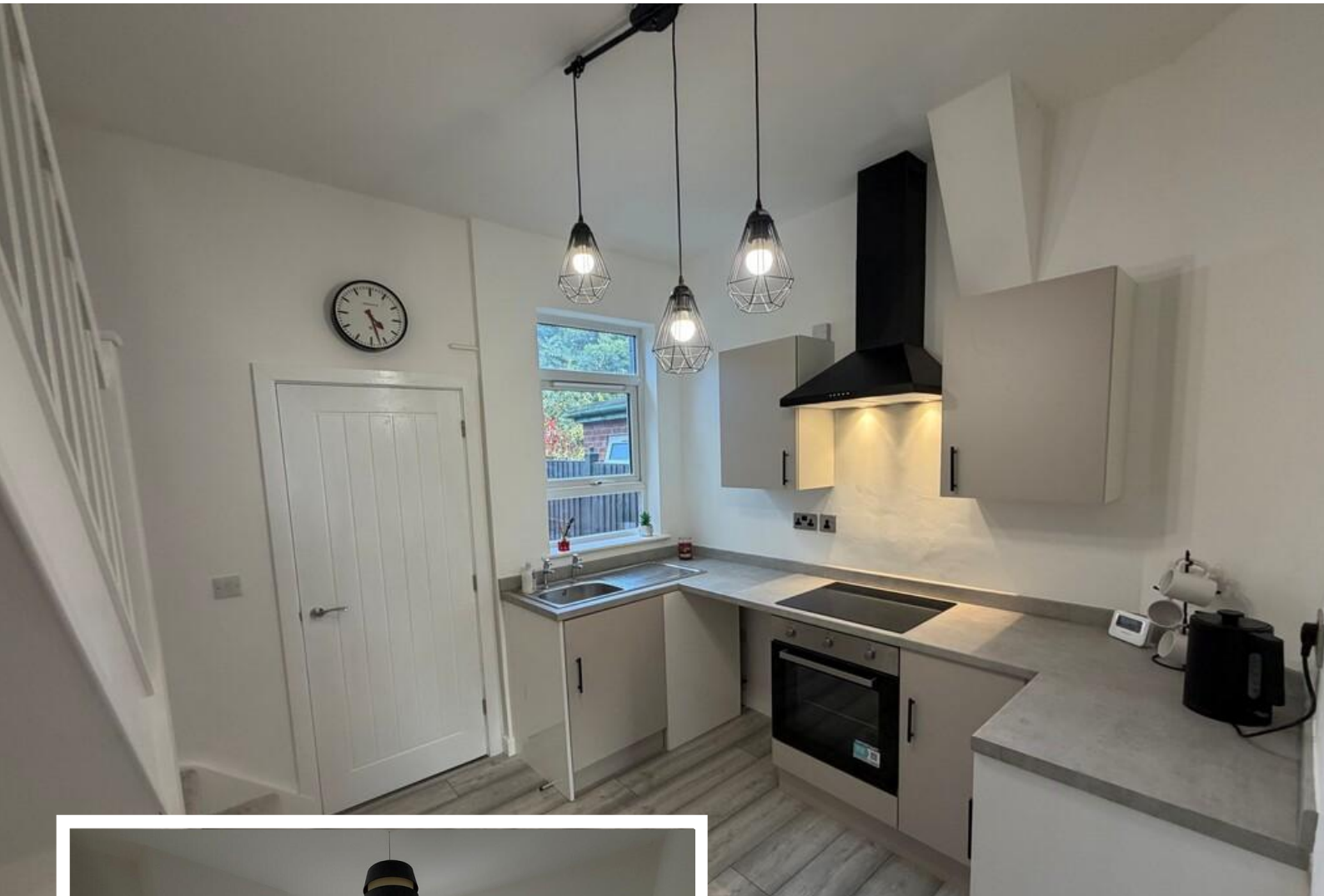

Cloud9 Estates

**Adderley Street
Coventry
CV1 5AR**

- Newly Renovated - Very High Spec
- Modern Interior Throughout
- On Road Parking
- 400mm Loft Insulation

Offers Over £165,000
EPC Rating 'D'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are delighted to present this beautifully renovated two-bedroom family home, ideally situated in the popular CV1 area of Coventry, within easy reach of the City Centre and local amenities.

Having undergone a full renovation, this impressive property offers stylish, contemporary living throughout, finished to a high standard with modern fixtures, fittings and attention to detail.

The accommodation comprises two well-proportioned bedrooms, a bright and welcoming living area, a sleek modern kitchen and a stylish family bathroom. Every room has been thoughtfully updated to create a fresh, comfortable and inviting home, perfect for modern family living.

Conveniently located close to Coventry City Centre, the property benefits from excellent access to local shops, supermarkets, schools, public transport links and Coventry





Railway Station, making it an ideal choice for families, professionals and commuters alike.

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

3.45m x 4.27m max

KITCHEN

2.37m x 2.84m max

BATHROOM

1.87m x 1.85m max

BEDROOM ONE

3.45m x 3.41m max

BEDROOM TWO

3.43m x 3.70m max



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.cloud9estates.co.uk
sales@cloud9estates.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.