



**Macdonald Road
Coventry
CV2 5FE**

- Mid-Terrace Family Home
- Driveway For Off Road Parking
- Garage
- Large Rear Garden

Asking Price Of £260,000
EPC Rating 'E'





Property Description

ABOUT THE PROPERTY

The award winning Cloud9 Estates are delighted to present this BRILLIANT and most stylishly appointed, three-bedroom, mid-terrace home. In the CV2 area of Coventry, this home has EVERYTHING you need to call your forever home. Elegantly presented home on this most favoured of roads close to excellent schools.

Opening the front door to this much-loved family home you will be greeted with the hallway, leading to the open lounge / dining room - with bay windows and double doors leading out - the kitchen and convenient WC.

Going upstairs you will find three SPACIOUS bedrooms - which include two double bedrooms and the single bedroom - and the modern family bathroom

To the rear of this home is a large outdoor living space, with so much potential this is the ideal background for family fun and making memories.



In a convenient location and close to a main road – with great travel links and offering off road parking – can't you just see yourself living here?

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

3.83m x 3.60m max

DINING ROOM

3.22m x 3.39m max

KITCHEN

3.43m x 2.30m max

WC

1.89m x 1.39m max

BEDROOM ONE



3.94m x 3.54m max
 BEDROOM TWO
 3.94m x 3.47m max
 BEDROOM THREE
 2.11m x 2.44m max
 BATHROOM
 1.67m x 2.35m max



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

108 Walsgrave Road
 Coventry
 Warwickshire
 CV2 4ED

www.doud9estates.co.uk
 sales@doud9estates.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