

**Swan Lane  
Coventry  
CV2 4GE**

- Beautifully Presented Property
- Property Has Recently Been Upgraded
- Fitted Wardrobes to All Bedrooms
- Single Owner Since 2006

**Asking Price Of £250,000**  
EPC Rating '78'





## Property Description

Stunning Three-Bedroom Townhouse – Move-In Ready!

This exceptional three-bedroom townhouse is the perfect home for first-time buyers or families looking for a property that is ready to move into. Built in June 2006 and lovingly cared for by the original owner, this home has been thoughtfully upgraded throughout, combining modern features with a welcoming, stylish design.

The property boasts a beautifully upgraded exterior, including block paving at the front and a landscaped rear garden with a patio area, dedicated planting beds, and a well-maintained lawn. For added convenience, there is a separate garage with electricity and a dedicated parking space at the rear, along with rainwater butts for eco-friendly water use.

Inside, the home is just as impressive. The kitchen has been modernised with a chrome-effect gas hob, oven, and glass splash guard, complemented by tile-effect wood flooring and sealed chrome spotlights. The bathrooms have been





upgraded with extended tiling in wet areas, offering a sleek and contemporary finish. Each of the three bedrooms is fitted with built-in wardrobes, while privacy blinds and curtains are installed throughout the property.

The property has been equipped with numerous modern upgrades, including energy-efficient LED lighting in every room, mains-powered fire alarms with battery backups on every floor, and a professionally installed alarm system with infrared sensors. Ground-floor sockets and switches have been upgraded to chrome, and most single power sockets have been converted to twin sockets for added practicality. Fibre broadband and Sky TV are already installed and active, with aerial points in every bedroom and the living room for seamless connectivity and entertainment.

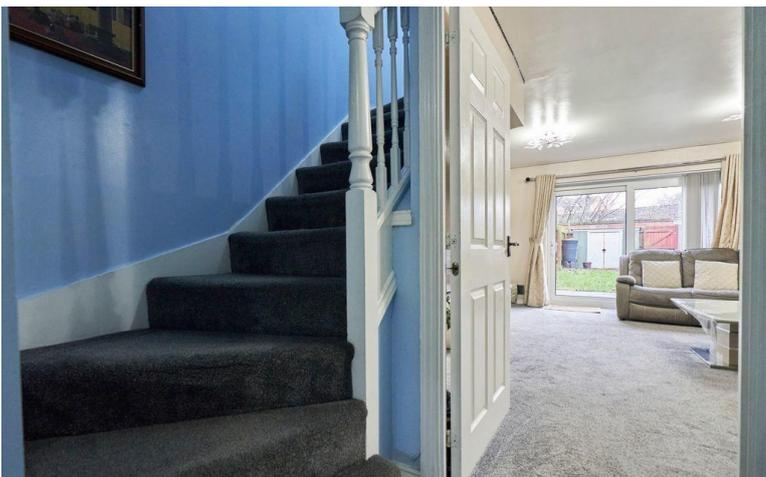


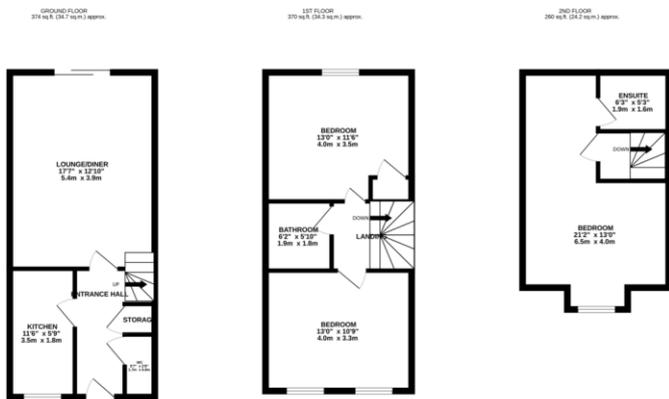
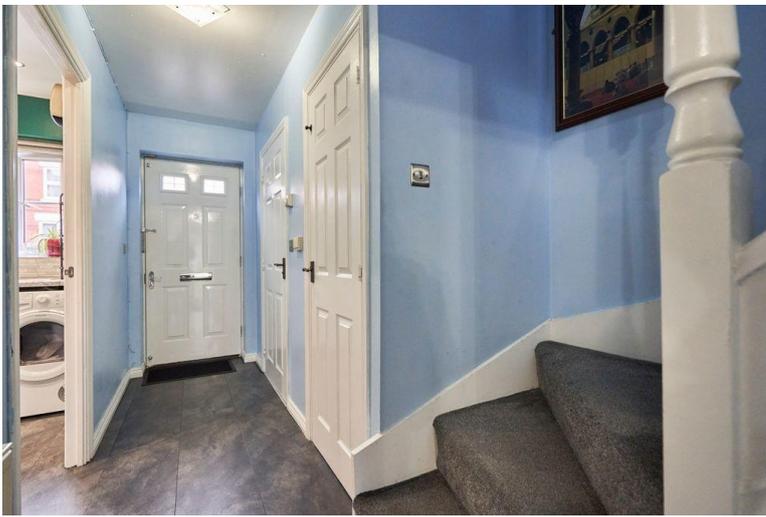
For your peace of mind, the rear patio door lock has been upgraded to an anti-snap, double-cylinder, Euro-standard lock. Brand-new carpets run throughout the property, providing a fresh and inviting feel to this already stunning home.

This townhouse offers an incredible combination of comfort, style, and convenience. With no additional work required, it's a turn-key opportunity that allows you to move straight in and enjoy.



Don't miss out-contact us today to arrange your viewing!





TOTAL FLOOR AREA: 1003 sq ft (93.2 sq m) approx.

Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of plots, boundaries, roads and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See the agent's website for more details.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	78	
(55-68)	D		
(39-54)	E		

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 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