



**116 Hollis Road  
Stoke, Coventry, CV3 1AH**

- Mid Terraced
- Double Glazing
- Gas Central Heating
- Two Bedrooms

**Offers Over £150,000**

EPC Rating '59'





## Property Description

Cloud9 Estates proudly presents a well-established mid-terraced house that offers comfortable living situated in the South West of Coventry. Investors can expect around £1,000 PCM.

The property features two well-sized bedrooms, two generous reception rooms, a modern kitchen and a bright family bathroom. Ideal for growing families or professionals, this home combines space, style, and convenience in a desirable residential location.

Externally, enjoy a small fore garden and a rear garden.

Whether you have a family, starting one or an investor, this is a perfect opportunity!



#### 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.

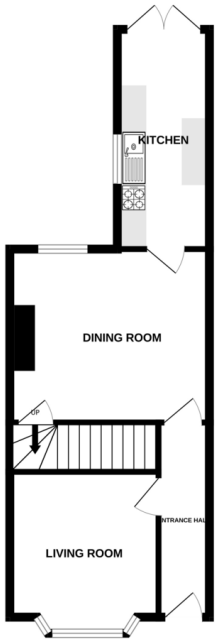
The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally 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.



GROUND FLOOR

1ST FLOOR



LIVING ROOM  
2.77m x 4.03m Max

DINING ROOM  
3.71m x 3.65m Max

KITCHEN  
2.16m x 5.30m Max

BEDROOM 1  
3.70m x 3.43m Max

BEDROOM 2  
2.77m x 3.68m Max

BATHROOM  
2.11m x 4.25m Max

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metriplex CCDCS

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		

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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