



**Shropshire Drive
Coventry
CV3 1PH**

- Three storey townhouse
- Four bedrooms
- Allocated garage and off road parking
- EPC rating 'D'

£320,000
EPC Rating '78'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates introduces this three storey townhouse in the Lower Stoke area of Coventry. Perfect for families / first time buyers / investors.

In brief this home comprises of, on the ground floor; a living room with bay windows overlooking Shropshire Drive, a kitchen/dining room with double doors leading to the great outdoors and a convenient WC located under the stairs. On the first floor we have TWO double bedrooms – both with ensembles! Finally, on the second floor are two more double bedrooms and a family bathroom.

To the rear of this home you will discover a secure outdoor living space, with fence all around the garden offers privacy and a great space to relax – when the weather is nice of course!

Currently let but will be vacant at point of completion.

Don't miss out - book your viewing today with the award





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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.





Measurements are approximate. Not to scale. Illustrative purposes only. Made with Hergan 12028

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		

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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