

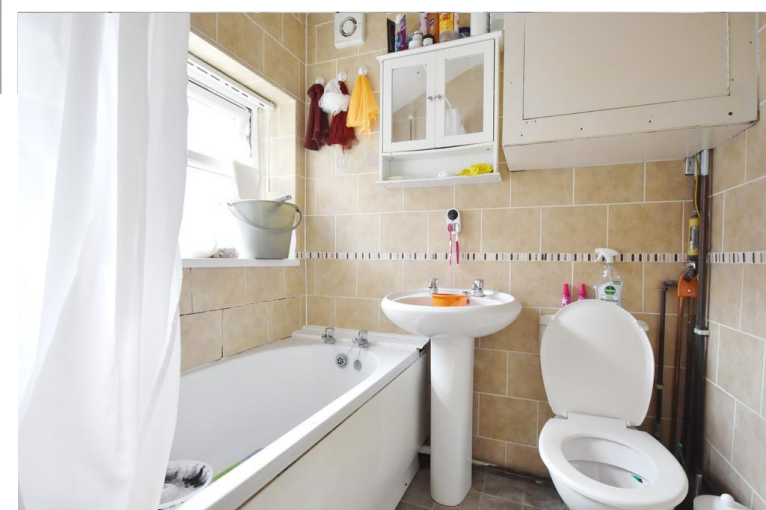
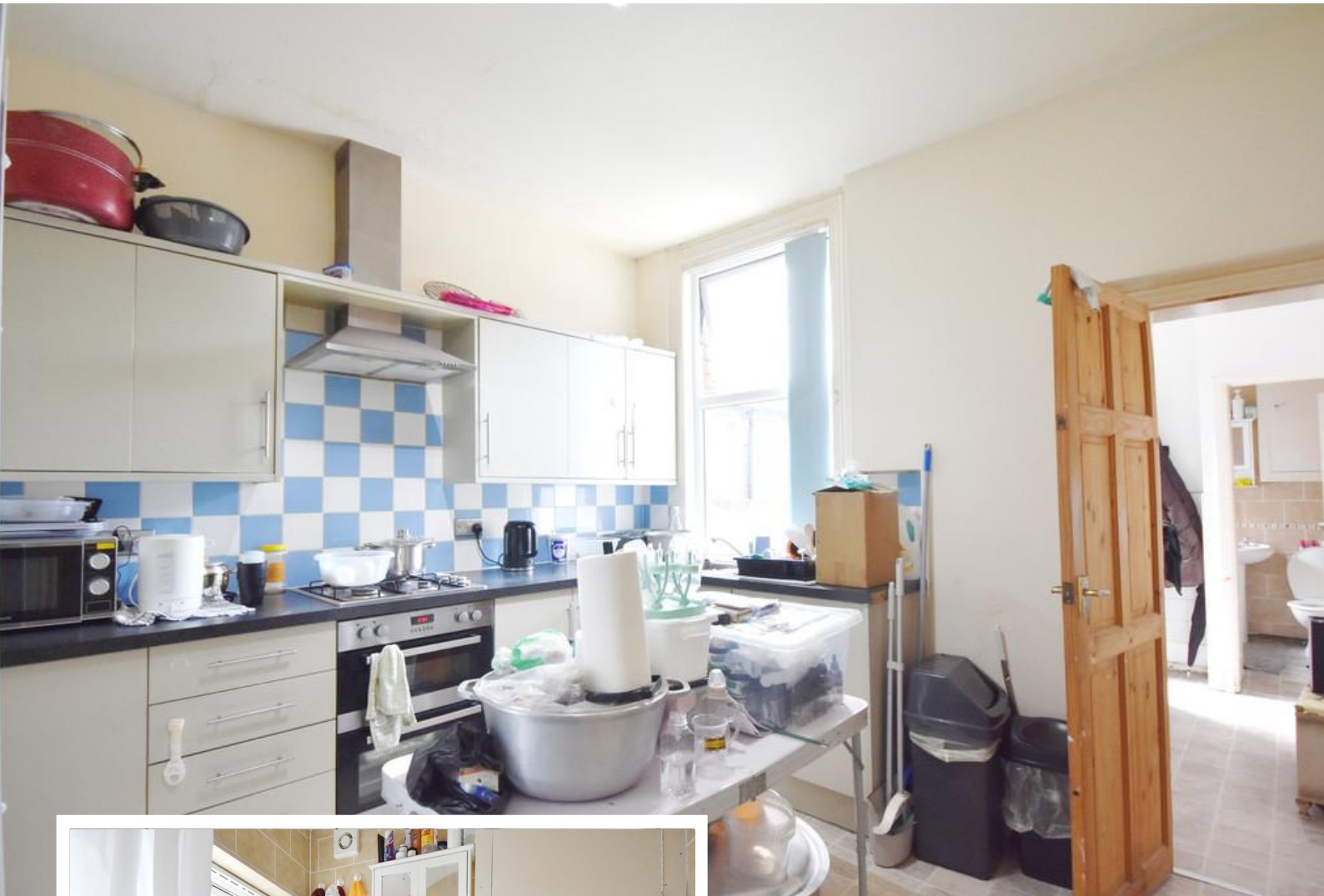


Highfield Road
Coventry
CV2 4GU

- Two-bedroom mid-terraced home
- Street parking
- Fully double glazed
- Gas central heating

Offers Over £150,000
EPC Rating 'C'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates is proud to introduce this TWO-bedroom mid-terraced home. In the CV2 area of Coventry, this is your next investment opportunity and will be sold with tenants.

On the ground floor you will be greeted with the lounge, kitchen, a very handy utility room and the family bathroom.

Upstairs are TWO double bedrooms, this provides space for your tenants and family.

To the rear of this home is the garden, this is a great space for your tenants to enjoy the weather and relax after a busy day!

Call the award winning 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

3.42m x 3.54m max

KITCHEN

3.38m x 3.33m max

UTILITY ROOM

2.86m x 1.79m max

BATHROOM

1.75m x 2.00m max

BEDROOM ONE

3.42m x 3.57m max

BEDROOM TWO

3.40m x 3.30m max



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Cloud9 Estates

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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