



**Dragoon Road
Coventry
CV3 1PD**

- Prime Lower Stoke Location
- Private Garage + Driveway
- Private Garden
- Open-Plan Living & Dining Area

Guide Price £170,000
EPC Rating 'C'





Property Description

ABOUT THE PROPERTY

In the heart of Stoke Village, this modern two-bedroom coach house offers a blank canvas ready for investors or homebuyers to make their mark. Whether you're looking to create a stylish personal residence or a high-yield rental, this home delivers the space and structure to support your vision.

The property boasts a single-car garage and a private driveway with allocated parking for one vehicle—an exceptional feature in this area. Inside awaits an open-plan living and kitchen space, bathed in natural light and designed with a sleek, modern finish. The seamless flow creates the perfect setting for both everyday living and gatherings. Two generously sized double bedrooms provide ample space for beds, wardrobes, and additional furnishings, while the full bathroom includes a bath with integrated shower. The property offers generous storage throughout, with multiple cupboards and built-in storage in the bedrooms





To the rear of the property is a private garden, this outdoor space includes a small-to-medium shed, a patio area, slabbed walkways, and plenty of scope for landscaping.

With its solid structural foundation, generous off-road parking, and a garden brimming with potential, this property presents an exceptional opportunity for buyers and investors alike. Don't miss your chance to secure this versatile home-schedule your viewing today with the award-winning Cloud9 Estates.

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.

ENTRANCE HALL

1.61m x 3.04m max

BATHROOM

2.13m x 1.72m max

BEDROOM ONE

3.28m x 2.52m max

BEDROOM TWO

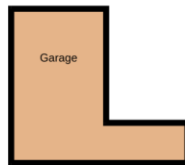
3.38m x 2.78m max





- STORAGE CUPBOARD ONE
0.93m x 0.75m max
- STORAGE CUPBOARD TWO
0.59m x 0.59m max
- STORAGE CUPBOARD THREE
0.7m x 0.7 m max
- OPEN PLAN KITCHEN/LIVING
4.24m x 4.99m max
- GARAGE
5.05m x 3.87m max

Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Merge CADS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		

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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 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