



**Swan Lane**  
**Coventry**  
**CV2 4GA**

- Three-bedroom mid-terraced home
- One bathroom AND one shower room
- Convenient bus routes to Coventry City Centre
- On road parking

**Offers Over £185,000**  
EPC Rating '66'





## Property Description

### ABOUT THE PROPERTY

Cloud9 Estates are pleased to present this three-bedroom mid-terraced home in the CV2 area of Coventry. Perfect for families / first time buyers / investors. Investors could expect a possible rental income of £1,050pcm.

In brief, this much-loved home comprises of, on the ground floor; a cosy lounge, a spacious and bright lounge / diner, family kitchen and convenient bathroom.

Travel upstairs of this pleasant home and you will find THREE great sized bedrooms – perfect for storage or use as an office / study, and a shower room – no more waiting for the bathroom! The property also has a neat, enclosed garden.

With plenty of space for the family and a ten-minute walk into Coventry City Centre – this is perfect for you!

What ARE you waiting for? Call Cloud9 Estates TODAY on 02476 263 660!



### 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.

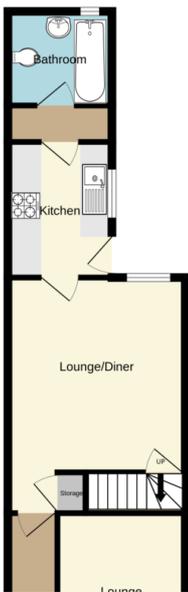
All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

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



### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         | 84        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 66      |           |
| (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