



**Riverslea Road
Coventry
CV3 1LD**

- Three-bedroom mid-terraced home
- Set over three floors
- Great location
- EPC rating 'C'

Offers Over £275,000
EPC Rating '72'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates is proud to introduce this brilliant three-bedroom mid-terraced home, located in the CV3 area of Coventry. Set over three floors this home is ideal for families / first time buyers / investors seeking a well-maintained residence.

Upon entry, you're greeted with a modern kitchen, a spacious lounge with double doors leading to a secure rear garden, perfect for relaxation or entertaining guests.

Ascending to the first floor, two generously sized bedrooms await, providing ample space for rest and study and the family bathroom.

The top floor unveils the luxurious master bedroom, complete with an en-suite shower room for added comfort and convenience.

In excellent condition and strategically positioned for city life – what are you waiting for? Call Cloud9 Estates today!



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.



KITCHEN

2.82m x 4.45m max

LOUNGE

4.06m x 2.93m max

BEDROOM ONE

3.70m x 2.50m max

BEDROOM TWO

2.46m x 3.74m max

BEDROOM THREE

3.71m x 4.02m max

BATHROOM

1.97m x 1.68m max

ENSUITE

3.07m x 2.42m max





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	81
(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