



**Middlesex Road  
Coventry  
CV3 1PQ**

- Detached Family Home
- Modern Build
- Three Bedrooms
- Three Reception Rooms

**Offers Over £325,000**  
EPC Rating 'C'





## Property Description

### PROPERTY DESCRIPTION

Cloud9 Estate Agents warmly welcome this characterful, Three-Bedroom, Detached Family Home finished with a Beautiful Rear Garden and Off Road Parking.

This charming four-bedroom property offers character, space, and convenience. Perfect for a First Time Buyer or Families! Investors can expect around £1450 PCM.

Benefitting from gas central heating and double glazing, the property briefly comprises: A welcoming entrance lobby, three reception rooms with one of them being used as a bedroom and a modern kitchen room finished with a downstairs toilet. Upstairs, you'll find three well-proportioned bedrooms with the master bedroom having an ensuite and then a family bathroom to finish the upstairs.

Outside, enjoy a mature rear garden and off road parking with the property having a single car garage.



#### 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

2.45m x 2.13m Max

#### LIVING ROOM

2.53m x 3.15m Max

#### DINING ROOM

2.67m x 2.83m Max

#### KITCHEN

6.22m x 3.40m Max

#### BEDROOM 1

3.86m x 3.15m Max

#### BEDROOM 2

2.82m x 3.40m Max

#### BEDROOM 3





2.15m x 3.40m Max

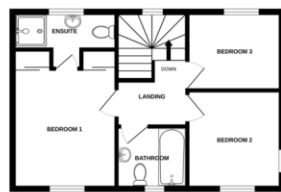
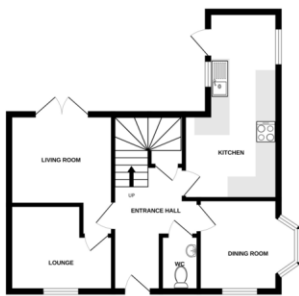
BATHROOM

1.82m x 1.89m Max



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 922 sq ft (85.7 sq m) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan and room measurements, all dimensions are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the property purchase. The services, systems and equipment shown have not been tested and no guarantee is to their operation or efficiency can be given.  
 Made with Hoxsey CADD

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		

108 Walsgrave Road  
 Coventry  
 Warwickshire  
 CV2 4ED

www.dou9estates.co.uk  
 sales@dou9estates.co.uk  
 02476 263 660

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