Cloud9 Estates

Stoneywood Road
Coventry
CV2 2HU

- Three-bedroom semi-detached home
- Garage AND driveway
- Great location
- EPC rating 'C'

Offers Over £265,000

EPC Rating '74'

Property Description

ABOUT THE PROPERTY

Cloud9 Estates is proud to introduce to you, this much loved three-bedroomed semi-detached home in the CV2 area of Coventry. This home is perfect for first time buyers and families. Thinking of buying to let? Then you could expect a possible rental income of £1,200pcm.

In brief this home comprises of, on the ground floor; a porch, a spacious yet cosy living room overlooking Stoneywood Road, a large open kitchen / diner and with plenty of counter space – perfect for cooking up a storm!

Travel upstairs of this FANTASTIC home and you will discover TWO double bedrooms, a single bedroom and a bathroom WITH a separate shower also – no more queuing!

To the rear of this home you will discover a secure outdoor living area, with fencing all the way around and a side gate for quick access to the front – can't you just see yourself here relaxing in the summer?

You won't be stoney faced when you view this home on Stoneywood Road – what are you waiting for? Call Cloud9 Estates TODAY on 02476 263 660 to book your viewing – we're waiting!

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
4.59m x 3.28m max
KITCHEN
2.63m x 5.82m max
BEDROOM ONE
3.05m x 4.08m max
BEDROOM TWO
3.29m x 3.04m max
BEDROOM THREE
2.65m x 2.57m max
BATH / SHOWER ROOM

2.62m x 2.54m max

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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