



**Walsgrave Road
Coventry
CV2 4BE**

- New Instruction
- Very High End Specification
- Four Double Bedrooms
- Stunning Interior

Guide Price £230,000
EPC Rating 'C'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates Are Pleased To Offer This Immaculately Presented Four Bedroom HMO. Excellently Located Within An Extremely Desirable Location Within Proximity To An Abundance Of Local Amenities! Including Access Routes To Coventry University Hospital & Coventry City Centre!

This Luxury Property Comprises Of; Smart Lock Entry System Which Can Be Remotely Operated, Entrance Hall And Relaxing Reception Area.

There Is A Low Maintenance Sun-Catching Rear Garden Ideal For Social Forums! Appropriately Sized And Fit For Purpose!

The Remainder Of The Property Offers Four Good Sized Bedrooms With New Furnishings Throughout. The First Floor Also Includes A Very Contemporary Bathroom!

With a HMO License until December 2026 - this is the ideal investment opportunity.



What are you waiting for? Call Cloud9 Estates TODAY to book your viewing!

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.



LIVING ROOM

11' 10" x 11' 8" (3.61m x 3.58m)

BEDROOM

12' 4" x 11' 3" (3.78m x 3.45m)

KITCHEN

19' 5" x 6' 2" (5.94m x 1.88m)

BEDROOM ONE

12' 4" x 10' 2" (3.78m x 3.10m)

BEDROOM TWO

11' 10" x 9' 10" (3.63m x 3.00m)

BEDROOM THREE

8' 11" x 7' 10" (2.72m x 2.41m)

BATHROOM



6' 0" x 6' 4" (1.84m x 1.95 m)

DISCLAIMER

Seller's position: No Chain

Council Tax Band: 'A'

Local Authority: Coventry City Council

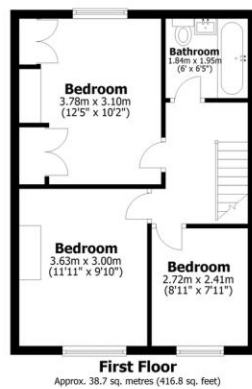
EPC Rating: 'C'

Tenure: Freehold

Whilst great care is taken to ensure all measurements are accurate, they should be considered only as approximations of the maximum distances. The floorplan provided is for guidance only and should not be relied upon for purchasing furniture, fixtures or other. Any intended purchaser is encouraged to take their own measurements.



Please be advised Cloud9 Estates have not sought to verify the legal title of the property or information relating to any lease. Your appointed conveyancer should verify all details for you.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 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