



Wood End Croft
Tile Hill
CV4 9RN

- Three bedroom mid terraced home
- No chain
- Brilliant catchment area
- Desired residential location

Offers Over £180,000
EPC Rating '60'





Property Description

ATTENTION INVESTORS OR FIRST TIME BUYERS ! Cloud9 Estates introduces this three bedroom mid terraced home. In the Tile Hill area of Coventry, this home will be sold with tenants in situ but will be vacant from February so would make a lovely first home.

In brief this home comprises of, on the ground floor; a living room with sliding doors overlooking the rear garden, kitchen, large storage room and WC. Travel upstairs of this home and you will be greeted with two double bedrooms, a single bedroom and shower room.

To the rear of this home you will discover a large outdoor living space.

Don't miss out - book your viewing today with the award winning Cloud9 Estates!

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

3.20m x 2.92m max

LIVING ROOM

4.43m x 4.17m max

BEDROOM ONE

3.24m x 4.72m max

BEDROOM TWO

4.17m x 3.30m max

BEDROOM THREE

1.99m x 3.17m max

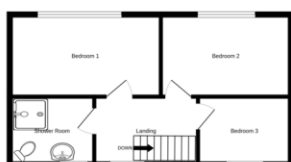
SHOWER ROOM

2.00m x 1.81m max

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Hozon CS2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(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 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.