

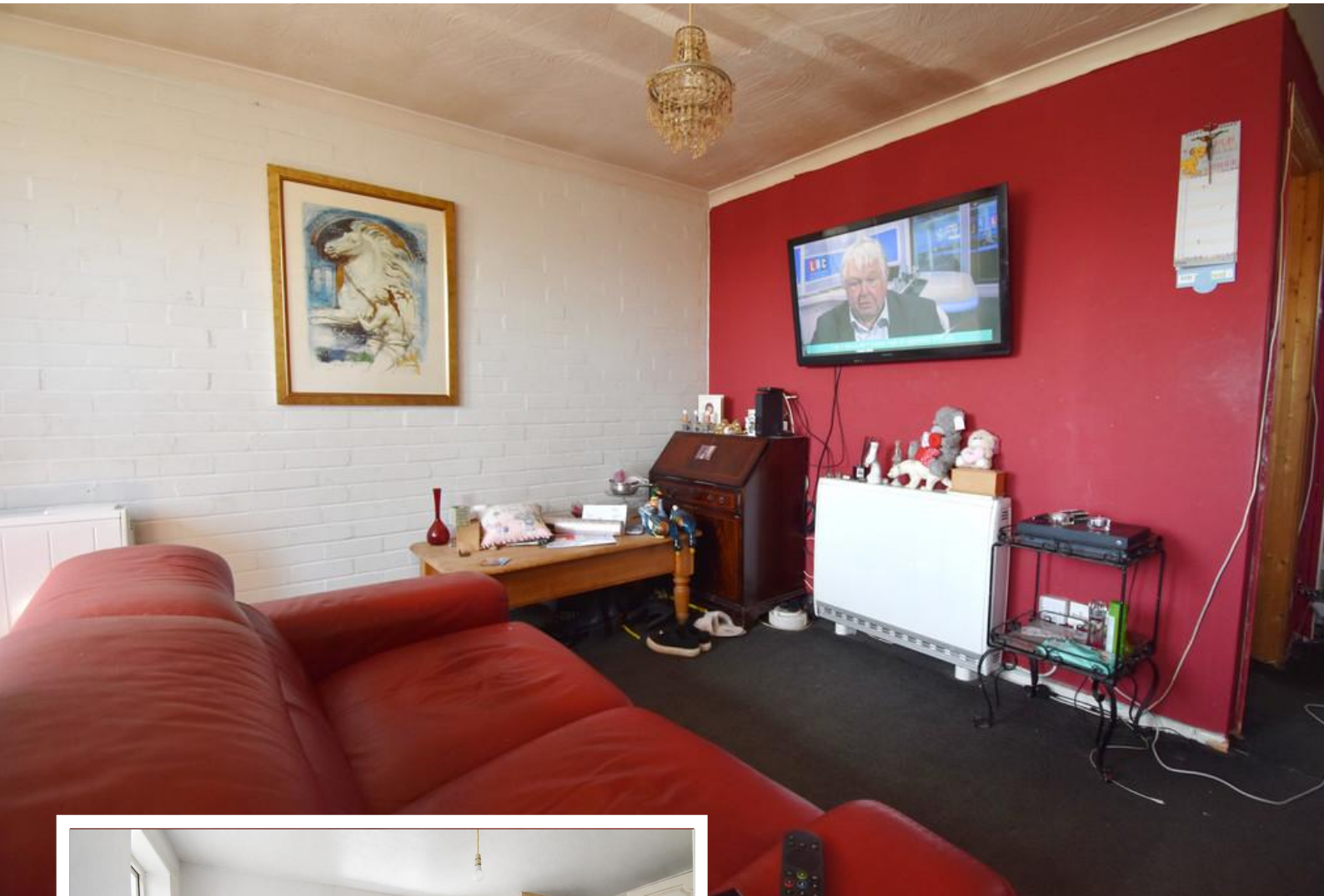


**Redditch Walk
Coventry
CV2 2HG**

- Two-bedroom end-terraced family home
- New roof installed June 2025 with solar panels
- Garage
- Ground floor bathroom

Offers Over £90,000
EPC Rating 'D'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are pleased to introduce this two-bedroom family home. In the CV2 area of Coventry this home is PERFECT for investors.

On the ground floor of this family home is the garage and family bathroom. Upstairs is where the magic happens . . . you will find two DOUBLE bedrooms and the open kitchen / lounge.

Thinking of your next investment? Once renovated you could expect a possible rental income of £1,000 per calendar month.

This home had electric heating installed in June 2025 along with a new roof and solar panels. In need of complete renovation – this home has so much potential, you can see it can't you!

In a great location and convenient travel links – this home is also within close proximity to Asda (other supermarkets

are available).

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.

BEDROOM ONE

3.66m x 2.87m max

BEDROOM TWO

2.43m x 2.78m max

KITCHEN / DINER

4.34m x 4.01m max

BATHROOM

1.80m x 1.70m max

GARAGE

2.47m x 5.83m max



Measurements are approximate. Not to scale. Residuals provided only.
View with Morgan 0203

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | | |
| 55-68 | D | 66 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 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