



Mulberry Cottage

Woodway Lane

Coventry

CV2 2EJ

- Mulberry Cottage, A period gem
- Large wrap around plot
- Two stylish bathrooms, family bathroom with roll top bath plus separate shower
- Perfect blend of contemporary fittings with period features

Guide Price £375,000

EPC Rating 'D'





Property Description

ABOUT THE PROPERTY

A charming four-bedroom detached cottage offering a warm and inviting blend of traditional character and comfortable living. The property features a welcoming living room, a well-equipped kitchen, separate dining room and reception room, two spacious bathrooms, and three generously proportioned bedrooms, making it ideal for families, couples, or guests.

Outside, the cottage benefits from a well stocked private garden, providing a peaceful setting for relaxing, entertaining, or enjoying the surroundings. With its cosy atmosphere, attractive character features, and practical layout, this delightful cottage offers a wonderful place to call home.

With allocated parking for two cars and being offered for sale with no further chain an internal viewing is highly recommend to appreciate this rarely available style of property.



Despite enjoying a really rural feel this property is actually located within a few minutes of Walsgrave Hospital, regions motorway network and many shops pubs and restaurants.

Very rarely available.

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

4.79m x 3.38m max

RECEPTION ROOM

2.38m x 3.44m max

DINING ROOM

3.78m x 3.32m max

KITCHEN

3.79m x 2.95m max

PANTRY



- 3.37m x 1.55m max
ENSUITE
- 2.04m x 2.40m max
BEDROOM ONE
- 3.29m x 3.29m max
BEDROOM TWO
- 2.88m x 3.28m max
BEDROOM THREE
- 2.93m x 3.29m max
BATH AND SHOWER ROOM
- 3.75m x 2.92m max



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 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