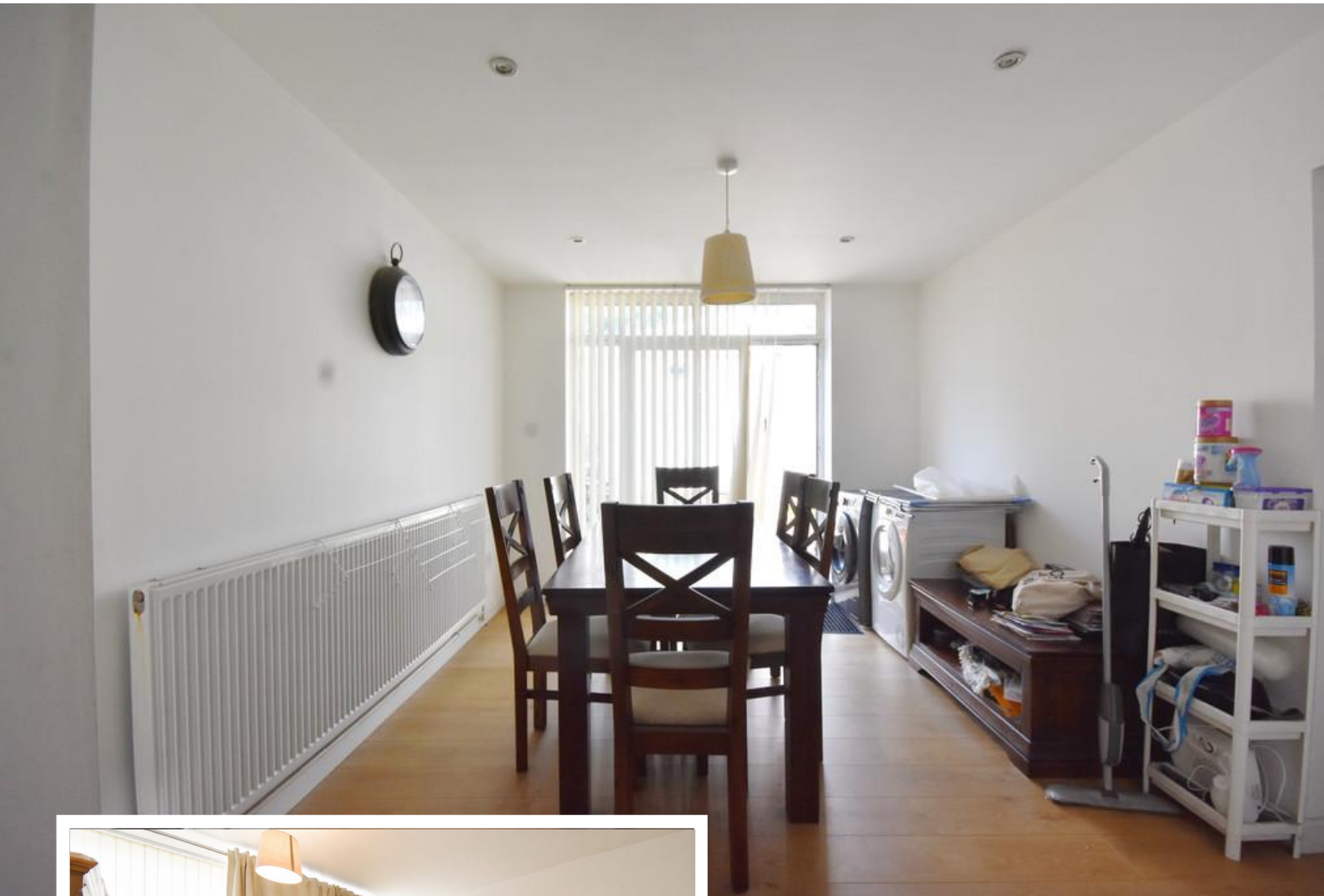


**Dane Road
Coventry
CV2 4JT**

- TWO bathrooms
- Driveway
- DOUBLE rear garage
- Bay windows

Guide Price £325,000
EPC Rating 'C'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates is PLEASED to introduce to you, this FOUR-bedroom mid-terraced home. In the CV2 area of Coventry, now is THE chance to purchase your forever home!

On the ground floor of this much-loved home, you will be lead from the hallway to the family kitchen – can't you just see yourself cooking those delicious meals? The next room from the kitchen is the family room, this is where you can kick back and relax! From the kitchen will also lead you to the shower room – how handy is that!

There is an extra reception on the ground floor at the front with bay windows, this can be turned into another lounge or office space.

Traveling upstairs, you will be greeted with THREE light and bright bedrooms, which include two double rooms and a single room – and the family bathroom.

To the rear of this home is a GREAT outdoor living space,



with a DOUBLE garage offering plenty of storage space, a patio and a cover offering shade – but make the most when the weather is nice!

Offering a driveway and plenty of storage space – this will be popular!

Don't wait - Call the award winning Cloud9 Estates TODAY to book your viewing!

Important Note To Purchasers

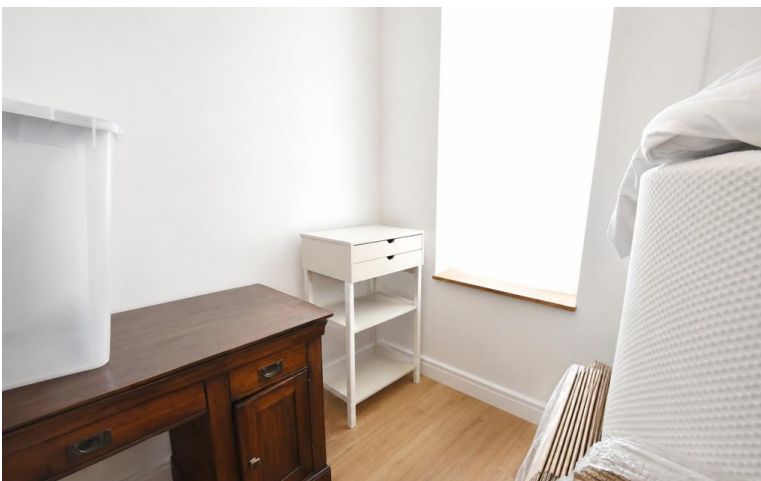
As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

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

3.71m x 4.10m max

LOUNGE

7.68m x 3.17m max

KITCHEN

2.13m x 4.48m max

SHOWER ROOM



1.96m x 2.00m max
 BEDROOM TWO
 3.30m x 4.22m max
 BEDROOM THREE
 3.68m x 3.47m max
 BEDROOM FOUR
 2.11m x 2.32m max
 BATHROOM
 1.87m x 1.67m max



Ground Floor

1st Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 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 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