



**Church Lane
Coventry
CV2 4AL**

- Off road parking
- Bay windows
- Move in ready
- Council tax band 'C'

Guide Price £240,000

EPC Rating 'E'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates is PROUD to introduce to you, this much loved two-bedroom detached home on Church Lane. In the CV2 area of Coventry this home is PERFECT for first time buyers and families.

Thinking of buying to let? Then you could expect a possible rental income of £1,100 per calendar month.

In brief this home comprises of, on the ground floor; a LARGE open lounge / diner, and a light and bright kitchen – with double doors leading to garden.

Travel upstairs of this FABULOUS home and you will discover TWO double bedrooms and the family bathroom – splish splash!

To the rear of this home you will discover a GREAT private and secure outdoor living area, with a patio and grass, this garden is spot on for enjoying the Great British and weather and making memories.



With off road parking and great travel links – with a direct route to Coventry City Centre, this home is waiting to be snapped up!

Reach for the sky with Cloud9 Estates - 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.



LOUNGE / DINER

7.92m x 4.56m max

KITCHEN

4.84m x 2.63m max

BEDROOM ONE

4.56m x 3.32m max

BEDROOM TWO

3.93m x 2.84m max

BATHROOM



2.12m x 2.74m max



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	52	

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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