

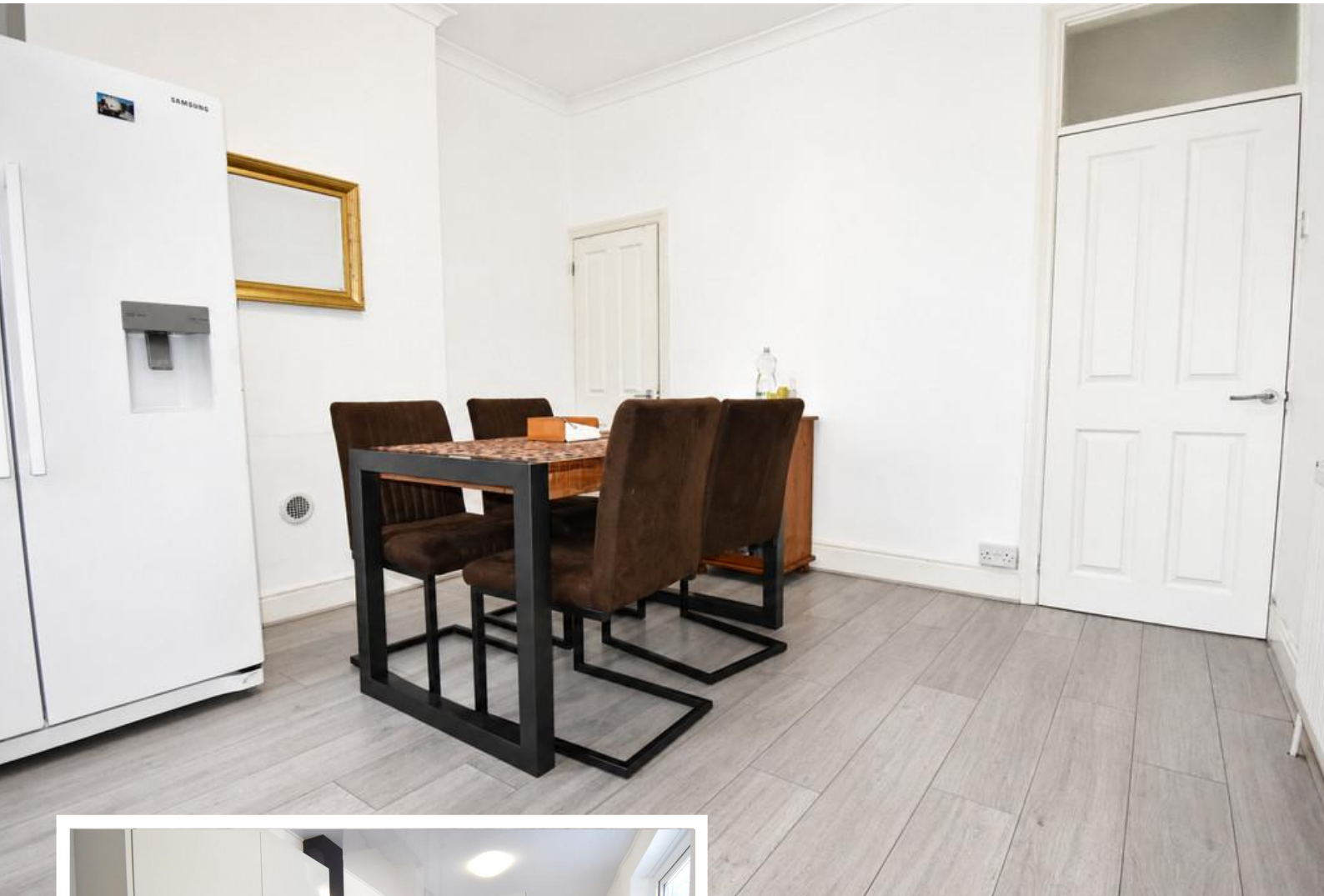


**St. Michaels Road
Coventry
CV2 4EJ**

- Two-bedroom mid-terraced home
- Street parking
- Gas central heating
- Fully double glazed

Offers In Excess Of £160,000
EPC Rating 'D'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are PROUD to introduce this TWO-bedroom, mid-terraced home. In the heart of CV2, this home is the PERFECT investment opportunity. Currently let, this home will be sold with tenants in situ.

On the ground floor of this brilliant home, you will discover TWO reception rooms - currently being used as a lounge and separate dining room – the family kitchen and shower room.

Traveling upstairs, you will be greeted with TWO double bedrooms, the perfect place for you and your family to rest your head!

To the rear of this home is the garden – just in need of a bit of TLC – this has the potential to be a great outdoor living space.

Within close proximity to a main road – with great travel links and a direct route into Coventry City Centre – this is a





great little purchase!

Whatcha 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.

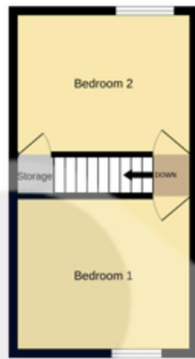
Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.





Ground Floor

1st Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Cloud9 Estates

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.doud9estates.co.uk
sales@doud9estates.co.uk
02476 263 660

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