



**Dillam Close
Coventry
CV6 6EH**

- Ground floor apartment
- Gas central heating
- Fully double glazed
- Council tax band 'A'

Offers Over £120,000
EPC Rating 'C'



Dillam Close, Longford, Coventry, CV6 6EH



Property Description

ABOUT THE PROPERTY

Cloud9 Estates are pleased to introduce to you, this two-bedroom ground-floor apartment. In the CV6 area of Coventry, this is a great investment opportunity and will be sold with tenants in situ.

In brief, this much-loved apartment comprises of TWO bedrooms – one with fitted wardrobes, the spacious lounge, kitchen and family bathroom.

In a quiet neighbourhood of Longford, this apartment is a great escape from city life, a cosy nest to call your own.

This apartment is within close proximity to Longford Road – a main road providing great travel links and local shops and amenities a short distance away.

What are you waiting for? Call Cloud9 Estates to book your viewing TODAY!

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

3.31m x 4.36m max

KITCHEN

1.60m x 1.31m max

BEDROOM ONE

4.00m x 3.31m max

BEDROOM TWO

2.60m x 3.30m max

BATHROOM

1.68m x 1.98m max

Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Hergate G2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 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