



**Bevington Crescent
Coventry
CV6 1PE**

- Off Road Parking
- Bay Windows
- TWO Bathrooms
- Gas Central Heating





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are delighted to introduce to you, this **THREE**-bedroom, mid-terrace home. In the CV6 area of Coventry, this much-loved home has **EVERYTHING** you need for your first-time purchase.

On the ground floor of this **VERY** spacious home are **TWO** reception rooms – one of which has bay windows, the family kitchen and shower room.

Go upstairs and you will be greeted with **THREE** bedrooms – which includes **TWO** double rooms and **ONE** single room – providing plenty of space for you, your family and guests – and the bathroom.

To the rear of your future home is a great sized, outdoor living space – making the ideal backdrop to make memories with loved ones.

With a bathroom on each floor, a garage **AND** a driveway – this will be **HOT PROPERTY!**





So, what are you waiting for? 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.



LOUNGE

4.83m x 3.70m max

LOUNGE / DINER

5.30m x 3.70m max

GROUND FLOOR SHOWER ROOM

1.09m x 3.98m max

BEDROOM ONE

3.66m x 4.85m max

BEDROOM TWO

3.62m x 3.66m max

BEDROOM THREE



1.62m x 3.15m max
 BATHROOM
 1.92m x 1.66m max



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