



**Station Street East  
Coventry  
CV6 5FR**

- Three-bedroom mid-terrace home
- Ground floor bathroom
- Street parking
- Total floor area: 83 square metres

**Offers Over £170,000**  
EPC Rating 'C'





## Property Description

### ABOUT THE PROPERTY

Cloud9 Estates are PROUD to introduce to YOU, this VACANT, three-bedroom, mid-terrace home. In the heart of CV6, this is the PERFECT first-time purchase for you and your family.

On the ground floor of this BRILLIANT home are TWO reception rooms – one of which has bay windows overlooking the front – the kitchen and family bathroom.

Up on the first floor, there are THREE bedrooms - including one single bedroom and two double – providing sufficient space and storage for you and your family.

To the rear of this home is a great outdoor space – which is low maintenance, it just needs a bit of TLC if you're keen to get stuck in!

Reach for the sky with Cloud9 Estates - Call us 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		
69-80	C	70 C	76 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