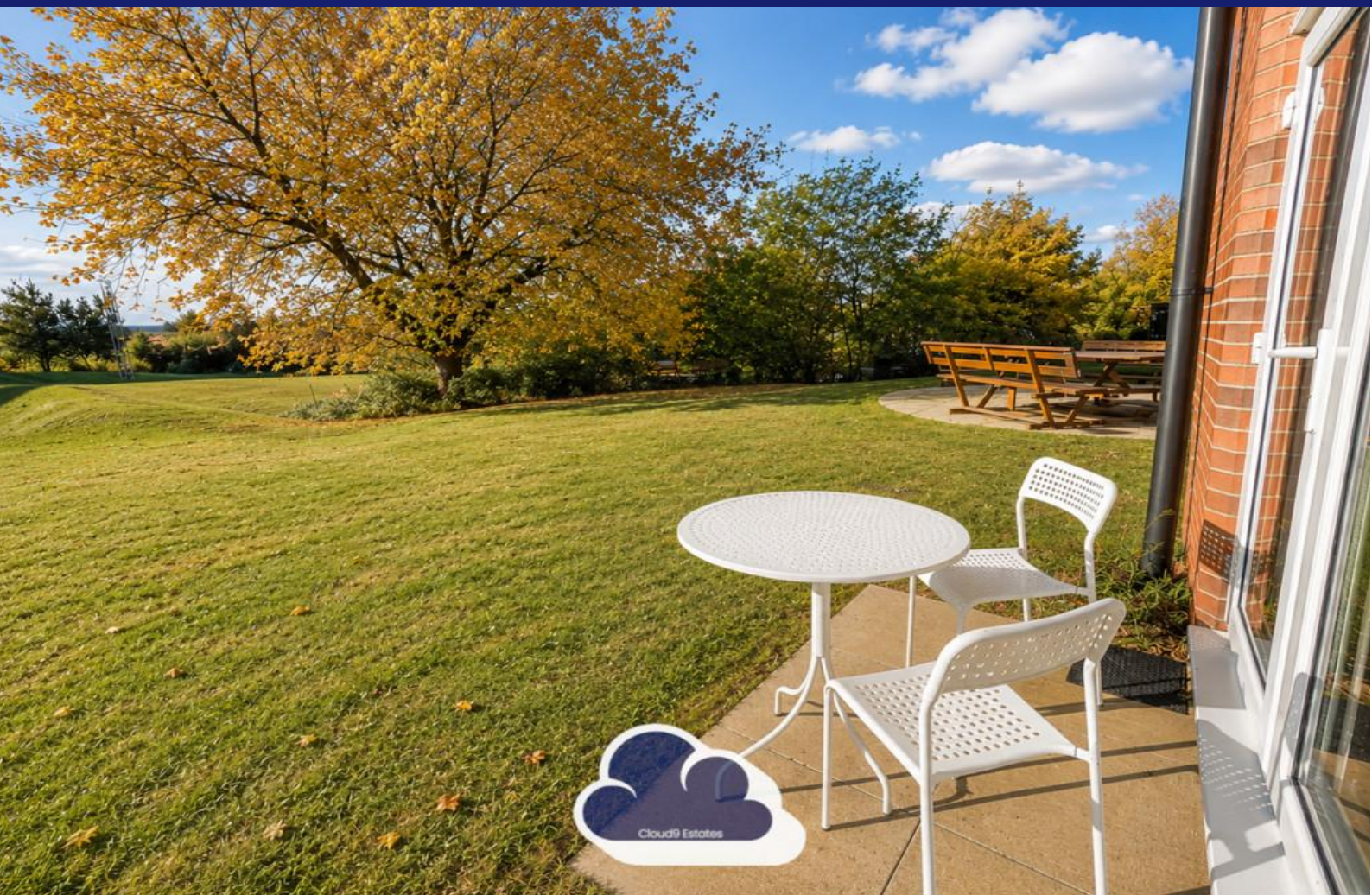
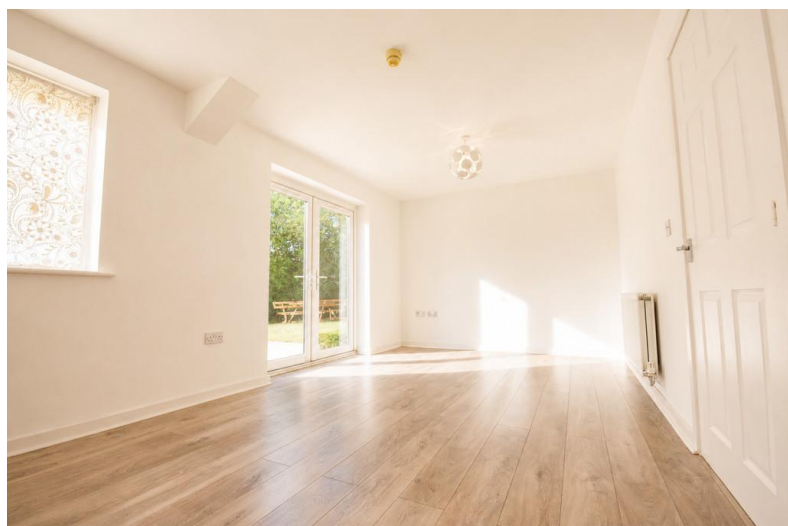




**Adams House**  
**2 Childer Close**  
**Coventry**  
**CV6 5NH**

- Ground-Floor Apartment
- Total Floor Area: 55 Square Metres
- High Performance Glazing
- Gas Central Heating

**Offers Over £120,000**  
EPC Rating 'B'





## Property Description

### ABOUT THE PROPERTY

A stunning and spacious two-bedroom apartment ideally located just moments from the city centre. The property offers two generous double bedrooms and a bright, modern open-plan living room and fully fitted kitchen, creating the perfect space for relaxing or entertaining.

The living area opens directly onto a private patio overlooking a beautiful park and canal, providing a peaceful setting and picturesque views right on your doorstep.

Conveniently situated close to shops, restaurants, cafes, and excellent transport links, this apartment offers the perfect balance of city living and green open spaces.

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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83 B    | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |