

Cloud9 Estates

Lowther Street
Coventry
CV2 4GJ

- Significantly Extended On The Ground Floor
- Driveway / Off Road Parking
- Outside Annex - Currently Being Used As An Office
- Two Bathrooms - One Is A Shower Room / Wet Room

£275,000

EPC Rating ‘C’











Property Description

ABOUT THE PROPERTY

Cloud9 Estates has an excellent opportunity to purchase a spacious and substantially extended three-bedroom family home in the popular CV2 area of Coventry, offering generous living accommodation, ample parking and fantastic additional space for working from home, entertaining or family activities.

Upon arrival, the property immediately benefits from a generous block-paved driveway providing convenient off-road parking for up to two vehicles.

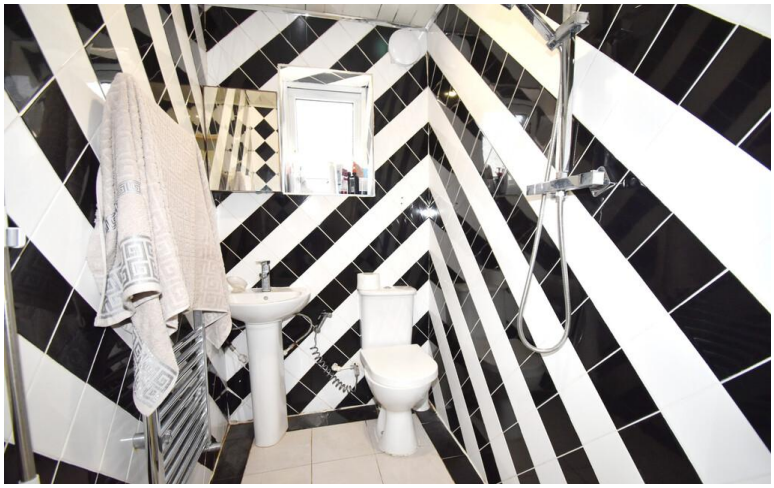
Stepping inside, the property offers spacious and versatile accommodation throughout. There are two separate reception rooms, providing excellent flexibility for use as a comfortable family lounge, formal sitting room, dining area or additional entertaining space.

A particularly impressive feature is the substantial ground-floor rear extension, which greatly enhances the overall living accommodation and creates additional space for









family life, relaxation and entertaining.

The property also benefits from two shower rooms, offering added convenience and practicality, particularly for larger families or multi-generational households.

Upstairs, there are three well-proportioned bedrooms, providing comfortable accommodation for family members, guests or those requiring a dedicated working space.

The outside space is another outstanding feature of this property.

To the rear, the garden benefits from a garage located at the far end, providing useful additional storage or workshop space.

In addition, the property boasts a separate outbuilding with fantastic potential for a variety of uses.

You MUST see this home for yourself – call the award winning award Cloud9 Estates TODAY to book your viewing.

Important Note To Purchasers

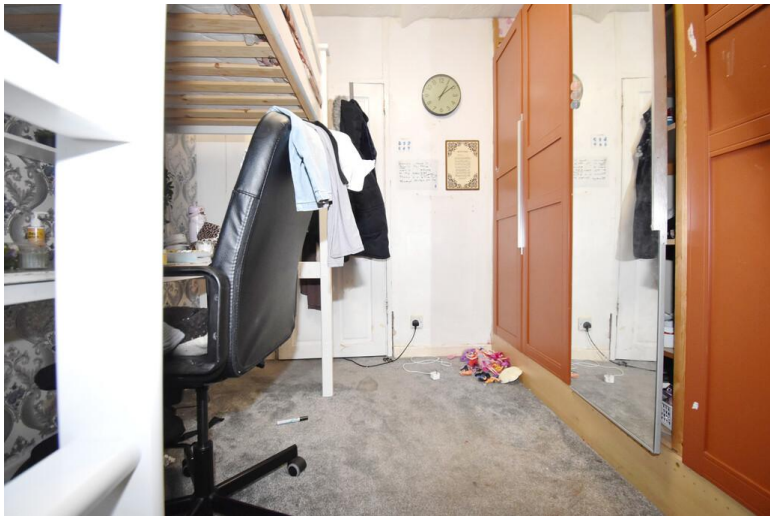
As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

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



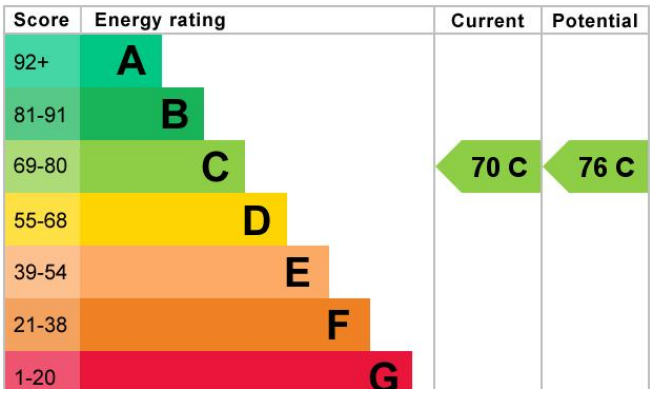


discussions are legally binding, only formal solicitor documentation holds legal weight.

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

RECEPTION ROOM ONE
4.46m x 3.62m max
RECEPTION ROOM TWO
6.39m x 3.63m max
KITCHEN
5.49m x 3.31m max
CONSERVATORY
3.88m x 5.78m max
BEDROOM ONE
3.62m x 3.81m max
BEDROOM TWO
3.64m x 2.70m max
BEDROOM THREE
2.72m x 2.66m max
BATHROOM
2
BATHROOM
1.78m x 2.39m max
OUTDOOR ANNEX





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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 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