

Cloud9 Estates

Signals Drive
Coventry
CV3 1QS

- Top-floor Maisonette
- Sold With Tenants In Situ
- Allocated Parking
- Direct Busses To City Centre

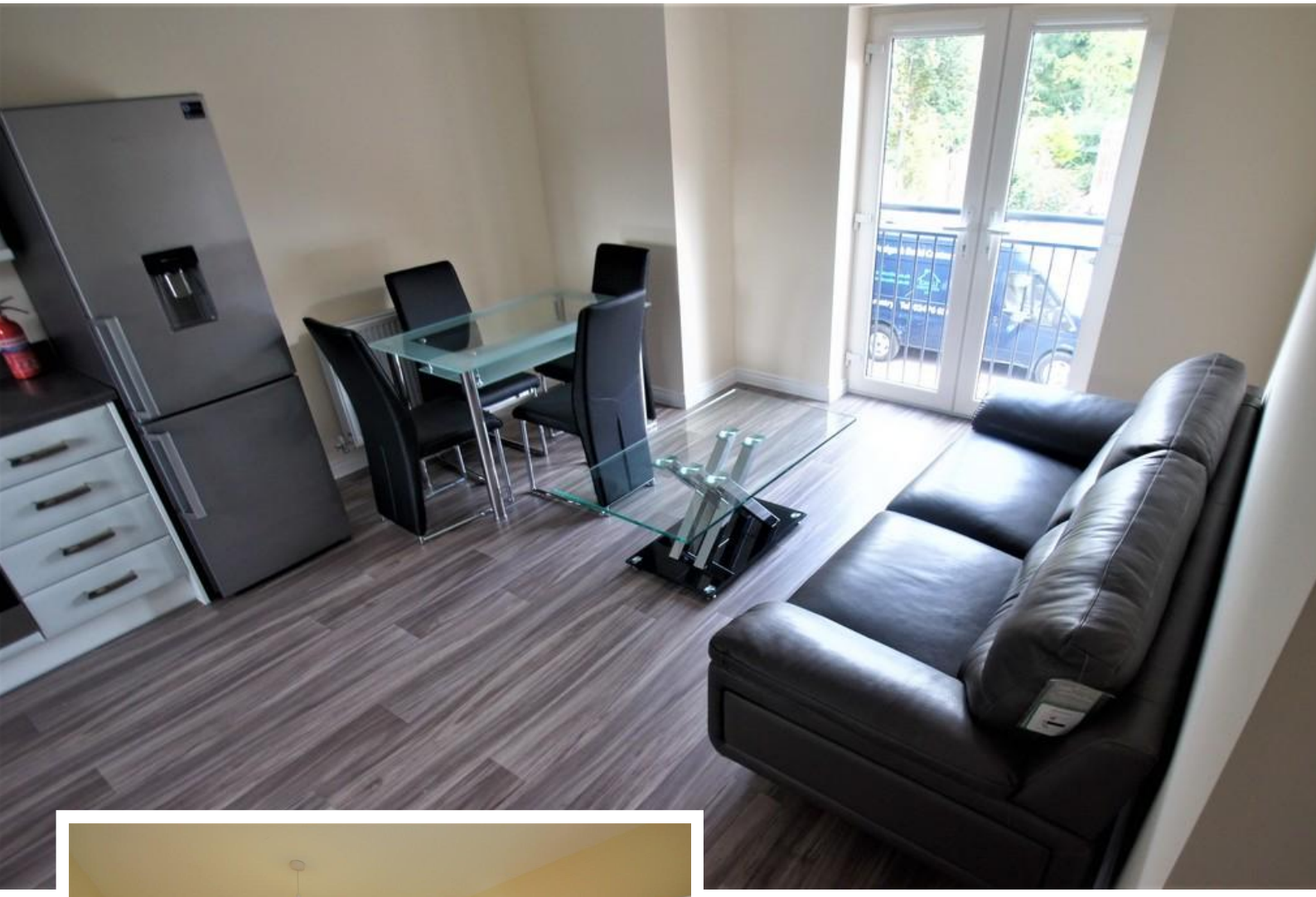
£155,000

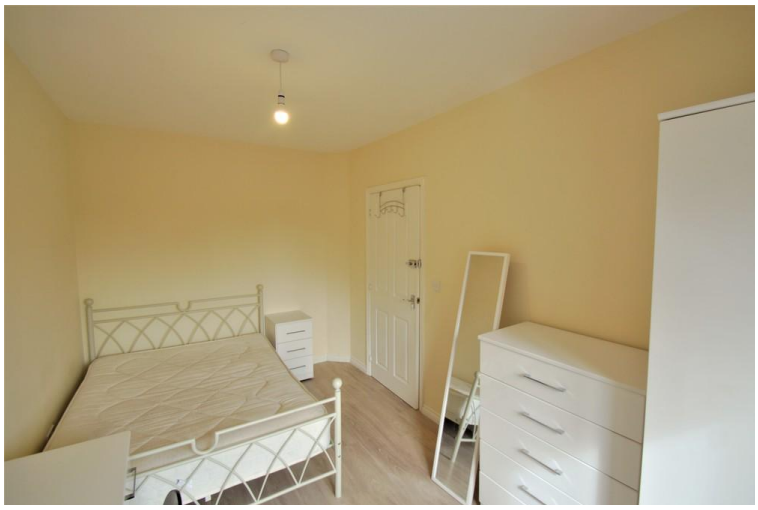
EPC Rating ‘C

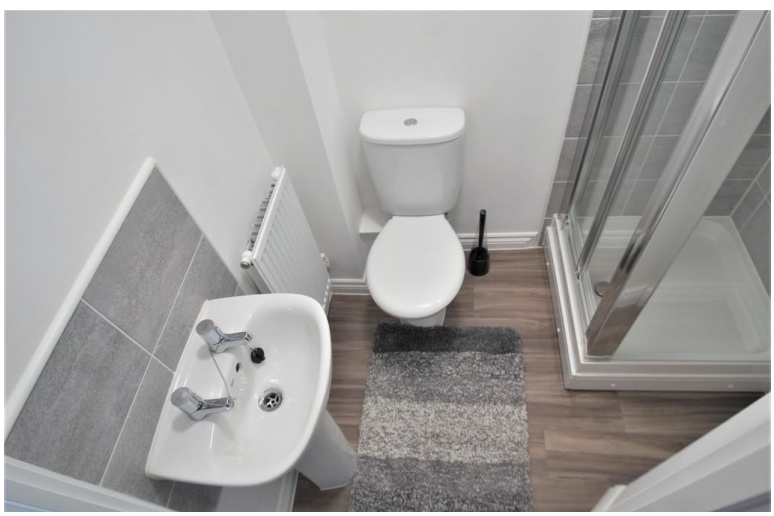




Signals Drive, New Stoke Village, Coventry, West Midlands, CV3 1QS







Property Description

ABOUT THE PROPERTY
Cloud9 Estates has an excellent opportunity for investors to acquire this two-bedroom property in the popular CV3 area of Coventry, offered for sale with tenants in situ, making it an attractive addition to an existing property portfolio or an ideal first buy-to-let investment.

The property offers well-proportioned accommodation, comprising two bedrooms, a family bathroom and the added convenience of a separate shower room.
Further benefiting from allocated parking, the property offers a practical feature that is highly desirable for tenants.

Situated in the established CV3 postcode area, the property is conveniently positioned for access to local amenities, transport links and Coventry city centre, making it an appealing location for rental accommodation.

Want to book a viewing? Then call the award winning Cloud9 Estates TODAY!





Important Note To Purchasers

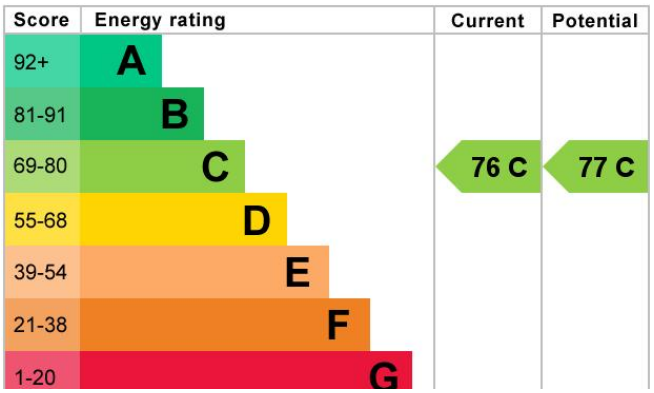
As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

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.



108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.cloud9estates.co.uk
sales@cloud9estates.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 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