

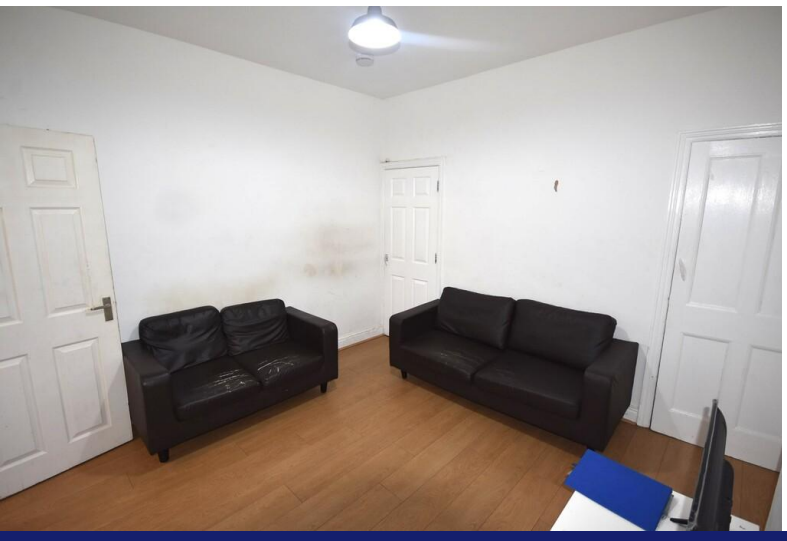
Cloud9 Estates

**Monks Road**
**Coventry**
**CV1 2BY**

- Two-bedroom End-terrace Family Home
- Street Parking Where Available
- Previously Tenanted And Now Offered With Vacant Possession
- Freehold Ownership

**Offers Over £155,000**

EPC Rating ‘D’

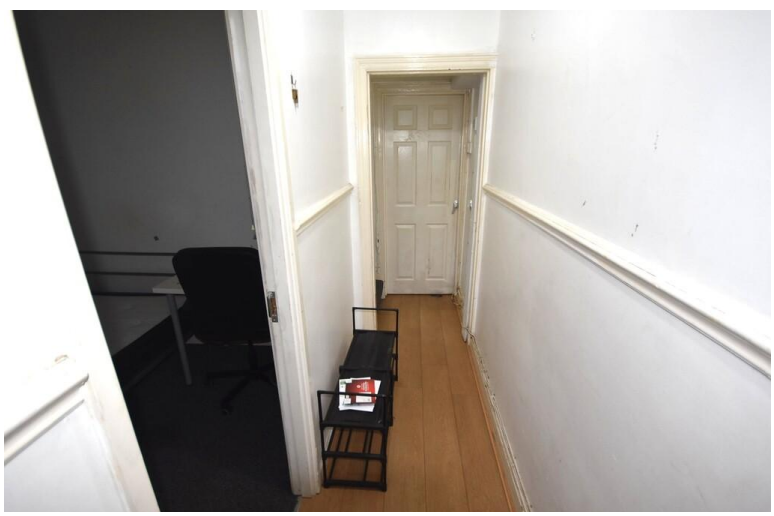




Monks Road, Coventry, CV1 2BY







## Property Description

ABOUT THE PROPERTY
Cloud9 Estates have a fantastic opportunity to acquire a two-bedroom end-terrace family home, conveniently situated in the popular CV1 area of Coventry.

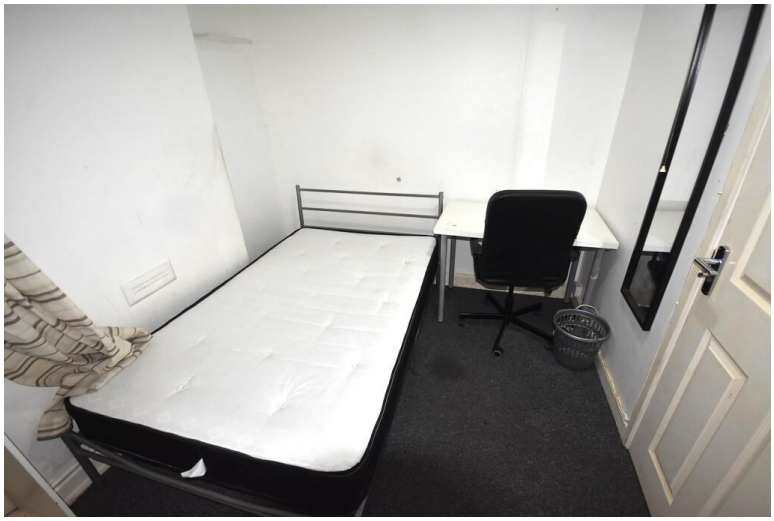
This property offers well-proportioned accommodation, making it an ideal choice for first-time buyers, growing families and investors alike.

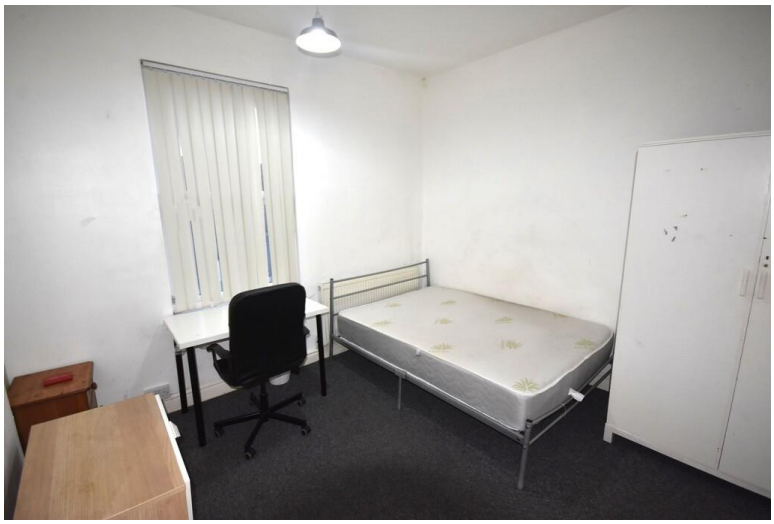
The home benefits from three bedrooms, a convenient ground-floor shower room and a rear garden with the added advantage of side access, a particularly useful feature of this end-terrace property.

Located within the CV1 postcode area, the property is conveniently positioned for access to Coventry city centre, local amenities, shops, schools and transport links.

Previously tenanted and now offered with vacant possession, the property presents an excellent opportunity for buyers looking to move in or investors seeking to add to









their property portfolio.

With its practical layout, desirable end-terrace position and convenient location, this property offers plenty of potential.

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.

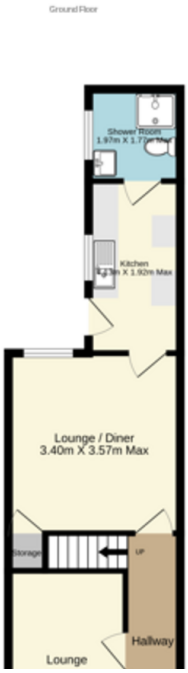
While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

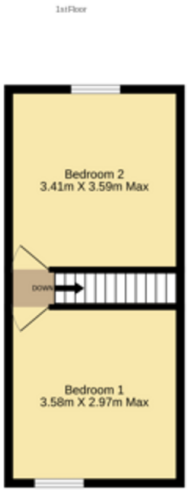
All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

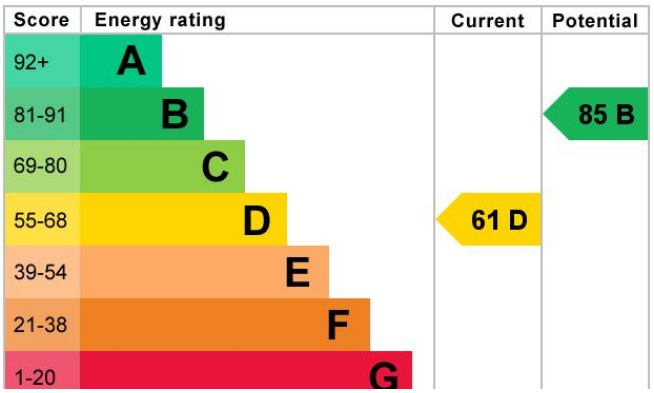
The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally 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.






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