

Cloud9 Estates

Elm Bank
North Avenue
Coventry
CV2 4DH

- Sophisticated Two Bedroom Bungalow
- Boasting two private parking spaces.
- Side Entrance For Residents Access Only
- Gas Central Heating And Underfloor Heating

Guide Price £275,000

EPC Rating ‘B’





Elm Bank, North Avenue, Stoke, Coventry, West Midlands, CV2 4DH







Property Description

ABOUT THE PROPERTY

Cloud9 Estates are delighted to introduce this beautifully presented two-bedroom end-terrace bungalow, offering stylish and comfortable living, modern features and an impressive private rear garden, all situated within a desirable residential setting in a gated secure setting.

This charming bungalow offers the perfect combination of contemporary comfort, practicality and peaceful living. Boasting a thoughtfully designed layout, high-quality features and generous outdoor space, this delightful property is ideal for those seeking the convenience of single-storey living without compromising on style.

Upon entering, you are welcomed into a warm and inviting home, enhanced by the luxury of underfloor heating throughout, providing exceptional comfort during the colder months. The property also benefits from high-performance glazing, designed to improve energy efficiency, reduce heat loss and create a peaceful indoor environment.









The accommodation comprises two well-proportioned bedrooms, with the impressive master bedroom enjoying the added luxury and privacy of its own en-suite bathroom. The second bedroom offers excellent versatility, making it ideal as a guest bedroom, home office or additional sleeping accommodation.

The real showstopper of this property is the fantastic, generously sized rear garden. Offering a wonderful outdoor retreat, this beautifully arranged space features an attractive decking area, a dedicated seating area and a charming garden cabin. Whether you're enjoying your morning coffee, hosting summer barbecues, entertaining friends and family or simply relaxing in the sunshine, this fabulous garden provides the perfect setting.

The garden cabin adds another exciting dimension to the property, offering fantastic potential as a hobby room, creative space, home office or peaceful garden hideaway, subject to individual requirements.

Further enhancing the appeal of this lovely home is the private residents' entrance, creating a more exclusive residential feel, together with access to a communal car park for added everyday convenience.

Ideally positioned within the CV2 postcode area of Coventry, the bungalow offers convenient access to local shops, amenities, transport connections and surrounding areas.

Don't just admire the photos, you can experience the brilliance of this home by contacting Cloud9 Estates to book a 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



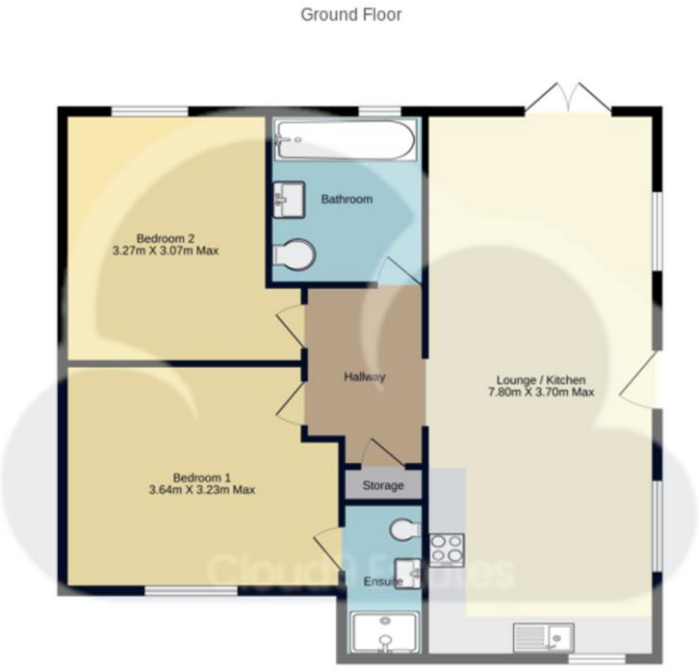


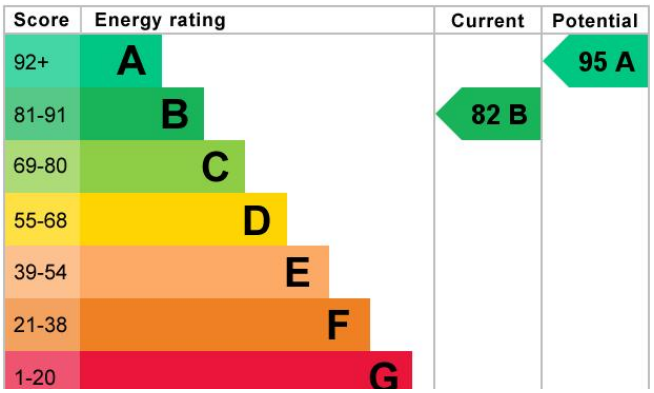
make no guarantees regarding their functionality or efficiency.

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.





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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