



**Raleigh Road
Coventry
CV2 4AA**

- Three-Bedroom End-Terraced Family Home
- Off Road Parking
- TWO Large Reception Rooms
- Greenhouse, Garage AND Shed

Offers In Excess Of £300,000
EPC Rating 'D'





Property Description

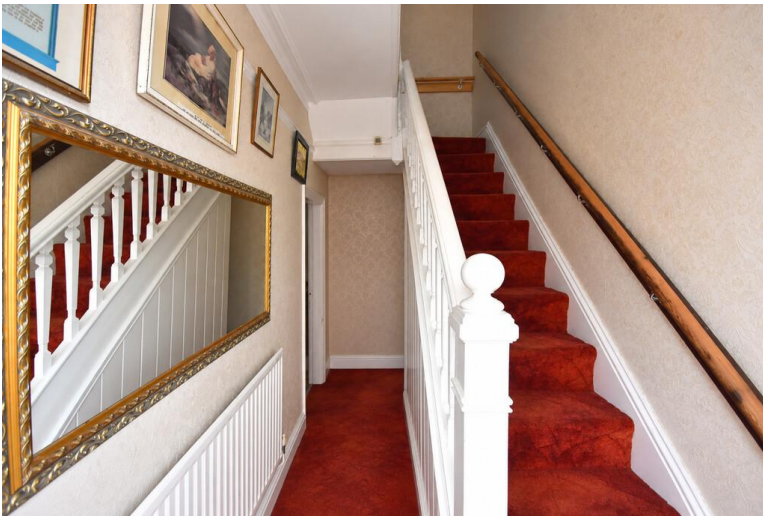
ABOUT THE PROPERTY

Cloud9 Estates are pleased to introduce this three-bedroom family home, situated in the popular CV2 area of Coventry and offers an excellent opportunity for buyers looking to put their own stamp on a property.

The accommodation provides comfortable and practical living space, with a welcoming entrance, spacious living areas and a fitted kitchen. Upstairs, there are three bedrooms along with a family bathroom.

The property would benefit from some updating and modernisation, giving the new owners plenty of scope to improve the accommodation to suit their own taste and requirements.

Outside, the home benefits from a rear garden with a greenhouse, garage and a shed - providing useful outdoor space for families, entertaining or further landscaping – just needs a bit of TLC!



With off road parking and conveniently positioned for local schools, shops and everyday amenities, with good access to Coventry city centre and surrounding road networks, this property has the potential to become a lovely long-term family home.

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.

LOUNGE

4.45m x 4.13m max

SECOND LOUNGE

4.05m x 6.87m max

KITCHEN



4.19m x 2.76m max
 BEDROOM ONE
 4.47m x 4.13m max
 BEDROOM TWO
 3.64m x 3.24m max
 BEDROOM THREE
 4.14m x 2.72m max
 BATHROOM
 1.78m x 1.94m max



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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 and 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