



**Wright Street
Coventry
CV1 5HN**

- MOVE IN READY
- On road parking
- Gas central heating
- Fully double glazed

Offers Over £150,000
EPC Rating 'D'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are PROUD to introduce to you this vacant two-bedroom, mid terrace, family home. In the heart of CV1 this would make the ideal FIRST-TIME purchase.

On the ground floor of this much-loved family home are TWO reception rooms, the kitchen and family bathroom.

Upstairs are TWO light and bright and double bedrooms – the perfect sizes for you and your family.

Situated within close proximity to Coventry city centre and located off a main road – this is in a GREAT location.

To the rear of this home is a private, low maintenance garden – a blank canvass for you.

It's not wrong – it's so WRIGHT! Call 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

LOUNGE

2.19m x 3.69m max

LOUNGE / DINER

3.69m x 3.33m max

KITCHEN

3.40m x 2.09m max

BATHROOM

2.22m x 1.66m max

BEDROOM ONE

3.38m x 3.69m max

BEDROOM TWO

3.35m x 3.70m max



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with SketchUp 12020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 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 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