



**Bewick Croft
Coventry
CV2 4QR**

- Top-floor maisonette
- Allocated parking
- Fully double glazed
- Gas central heating

£120,000
EPC Rating 'C'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are delighted to introduce this two-bedroom, top floor maisonette. In the CV2 area of Coventry, this place would be the PERFECT first time purchase to call your own.

In brief, this top-floor maisonette comprises of, a spacious lounge – perfect for hosting or kicking back! A kitchen, two bedrooms, and a bathroom.

Within close proximity to Jimmy Hill Way – this apartment has great travel links and close to local shops and amenities.

Read for the stars with Cloud- Estates! Call us TODAY to book your viewing! Your dream property is a phone call away

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
4.36m x 3.87m max
- KITCHEN
2.43m x 2.30m max
- BEDROOM ONE
3.69m x 3.37m max
- BEDROOM TWO
2.46m x 2.71m max
- BATHROOM
3.28m x 1.89m max

Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	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 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