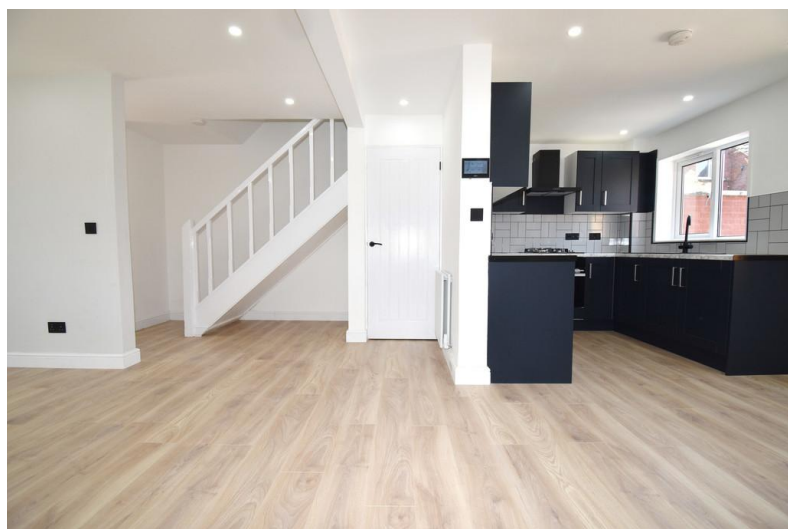
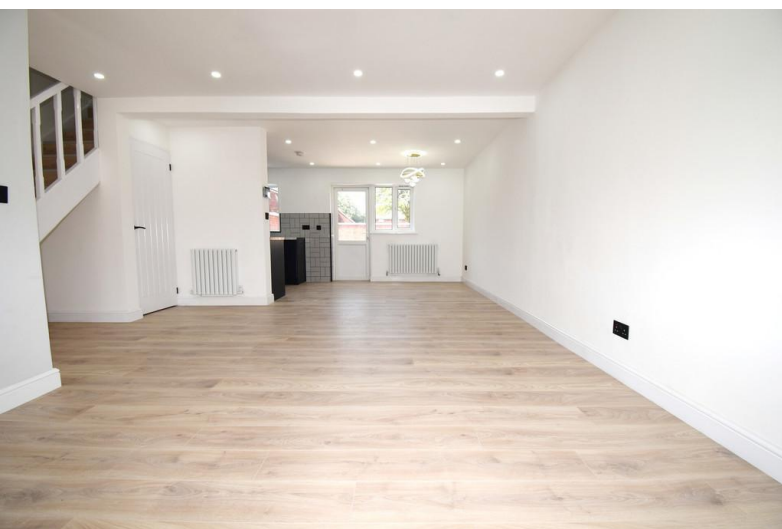




**Boyd Close
Coventry
CV2 2NF**

- Move in ready
- High spec
- Touch screen smart panel to control numerous household features
- Ground floor WC

Offers Over £230,000
EPC Rating 'C'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are DELIGHTED to present this STUNNING, newly renovated, three-bedroom, end-terrace home. In the CV2 area of Coventry, this home is PERFECT for your first-time purchase for you and your family to call yours. 'Stunning' isn't an opinion – it's a FACT!

On the ground floor of this family home is the very spacious lounge, with the kitchen to the rear and a handy WC.

Go upstairs and check out the THREE bedrooms available and the family bathroom – all finished to high standards. This much-loved home is move in ready!

To the rear of this home is the low maintenance private garden, a great space to enjoy family time and make memories – when the weather is nice of course!

What are you waiting for? Come and check it out for yourself! 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

8.05m x 3.47m max

KITCHEN / DINER

2.42m x 5.32m max

WC

1.82m x 0.90m max

BEDROOM ONE

2.69m x 4.39m max

BEDROOM TWO

3.52m x 3.58m max

BEDROOM THREE

2.65m x 2.60m max

BATHROOM

1.68m x 1.91m max



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 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