



Lord Lytton Avenue
Coventry
CV2 5JT

- On Road Parking
- Bay Windows
- Council Tax Band 'B'
- Fully Double Glazed

Offers Over £230,000
EPC Rating 'D'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are proud to represent this THREE-bedroom, much-loved family home. In the CV2 area of Coventry, this would make the PERFECT first-time purchase to call your forever home.

On the ground floor of this move-in ready home, is the light and bright lounge with bay windows, the family kitchen / dining room and the conservatory – a great place to relax with the family or guests.

Go upstairs and you'll discover THREE bedrooms – providing plenty of space for you, your family and guests - and the family bathroom.

To the rear of this home is a great sized, outdoor living space - with decking and a garage for added storage.

This home is a blank canvass – ready for you to move in, add your special touch and call your own.

Within close proximity to the main road and close to the



local shops and amenities – this home is in a great location.

Reach for the sky with the award winning Cloud9 Estates – call us 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

3.26m x 4.68m max

KITCHEN

4.45m x 2.41m max

CONSERVATORY

4.13m x 2.58m max

BEDROOM ONE

2.76m x 3.26m max

BEDROOM TWO

2.48m x 3.24m max

BEDROOM THREE

2.26m x 1.61m max



BATHROOM
1.66m x 1.84m max



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 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