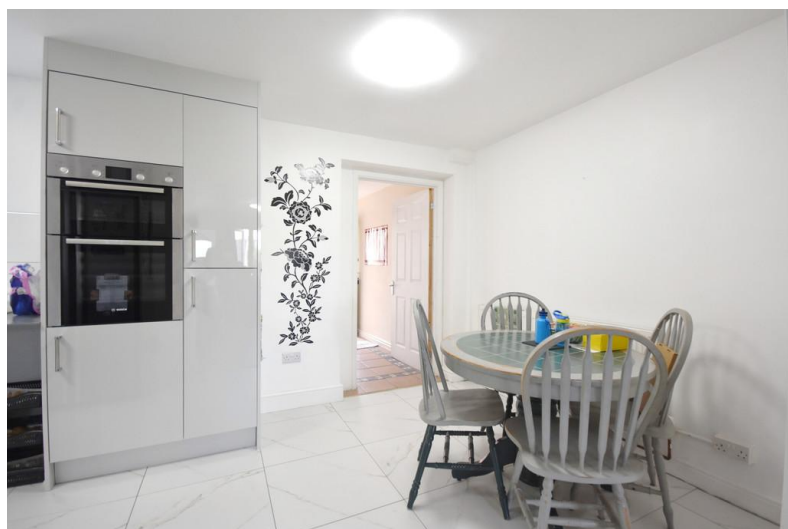




**Woodway Lane
Coventry
CV2 2HX**

- Off Road Parking
- TWO Bathrooms
- TWO Reception rooms
- Outside Office

Offers Over £300,000
EPC Rating 'C'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are delighted to present this FOUR-bedroom, semi-detached home. In the CV2 area of Coventry, this home is the ideal first-time purchase for couples or families.

On the ground floor of this move-in ready home, are TWO reception rooms - with potential for a third one to be used as a bedroom with it's own bathroom – providing plenty of space for you, your family and an overnight guest - and the family kitchen / diner.

Go upstairs and you'll discover THREE light and bright DOUBLE bedrooms – with fitted wardrobes in the master bedroom and the shower room.

To the rear of this home is a great sized, low maintenance, outdoor living space – with the added bonus of an office with electricity – this is perfect if you're working from home.



Being convenient for the hospital.

Located on a bus route, with off road parking and a Co-op just down the road – this home is HOT PROPERTY!

Woodway (Lane) is the way to go! Call the award winning 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.



RECEPTION ROOM ONE

3.90m x 2.46m max

RECEPTION ROOM TWO

4.57m x 2.36m max

KITCHEN / DINER

2.63m x 5.67m max

GROUND FLOOR BATHROOM

1.72m x 1.95m max



BEDROOM ONE
 2.95m x 3.63m max
 BEDROOM TWO
 3.18m x 2.66m max
 BEDROOM THREE
 2.64m x 2.62m max
 BEDROOM FOUR
 3.76m x 2.40m max
 FIRST FLOOR SHOWER ROOM
 2.34m x 1.76m max



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 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