



**Bretts Close
Coventry
CV1 5TP**

- Three storey mid-terraced home
- TWO bathrooms AND a WC
- Garage AND driveway
- Fully double glazed

Offers Over £250,000
EPC Rating 'C'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are pleased to introduce to YOU; this three-storey mid-terraced home. In the heart of CV1, this home has EVERYTHING you need for your first-time purchase.

On the ground floor of this brilliant home, you will find the garage – providing extra storage, a handy WC and the family kitchen with double doors leading to the garden.

Moving on up to the first floor you will find the spacious lounge and the first of four of the light and bright bedrooms - this one has an en-suite!

Moving on up to the second floor is a further THREE bedrooms and another bathroom – proving plenty of space for you and your family.

With it's own driveway, a garage and a short distance to Coventry city centre - this is a great first-time purchase.

So, what ARE you waiting for? 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.

GARAGE

5.06m x 2.49m max

KITCHEN

4.46m x 2.35m max

BEDROOM ONE

4.45m x 3.92m max

BEDROOM TWO

2.34m x 4.45m max

ENSUITE

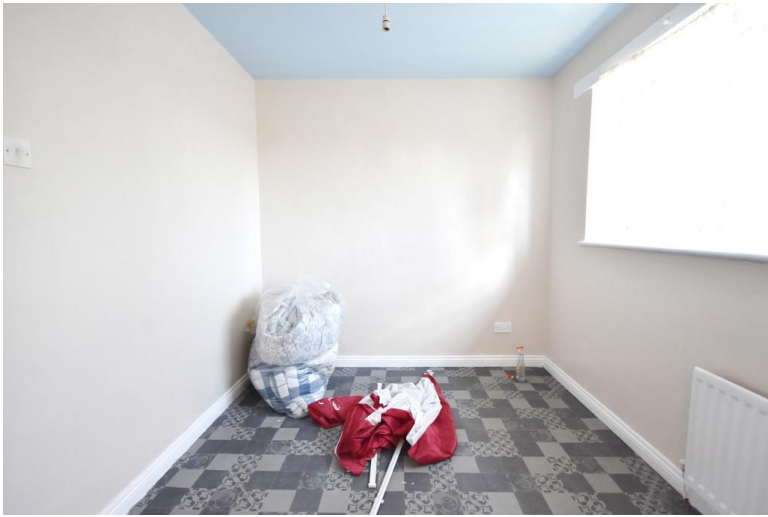
1.44m x 1.85m max

BEDROOM THREE

3.21m x 2.02m max

BEDROOM FOUR

2.36m x 2.11m max



BEDROOM FIVE
2.45m x 4.46m max
BATHROOM
1.42m x 2.55m max



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		