



## Cloud Green, Coventry

Offers In The Region Of £295,000

- Three Bedroom Semi Detached House
- Enclosed Porch, Hall & Cloakroom W.C
- Through Lounge/Dining Room
- Three Good Bedrooms
- Attractive Rear garden with Garage To Rear
- Close Walking Distance To Warwick University
- Energy Rating D - 67
- Fitted Kitchen
- Fitted Shower room With Sepetate W.C
- Coventry City Council Tax Band C



# Cloud Green, Coventry, CV4 7DL

A delightful semi-detached house, built in 1962, offers three well-proportioned bedrooms. This property is ideal for families or those seeking extra space. One of the standout features of this location is its proximity to Warwick University, making it an excellent choice for students or staff associated with the institution. Additionally, the nearby Cannon Park retail park offers a variety of shopping and dining options, catering to all your needs. For those who require easy access to transport links, the A45 is conveniently close, providing excellent connectivity to surrounding areas. The accommodation comprises an enclosed porch, reception hall, and cloakroom w.c., an impressive through lounge dining room with a conservatory off. On the first floor, there are three bedrooms, a shower room, and a separate w.c. Outside, there is an attractive rear garden with a rear garage and parking, and to the front, a low-maintenance gravelled fore garden.



Council Tax Band: C



### **Approach**

Over a public footpath to a gravelled and paved foregarden to an

### **Enclosed Porch**

With surrounding wooden framed windows and ceramic tiled floor, wall light, cupboard concealing the gas meter, panelled and opaque glazed door into the

### **Reception Hall**

With a radiator, a ceiling light, coat hooks, and a door to the

### **Cloakroom**

With a two-piece white suite and low-level w.c, hand wash basin with tiled splash back, ceiling light and under-stairs storage area with opaque window to side.

### **Through Living/ Dining Room**

Living Room with window to front, t.v. point, coving, three wall lights, Living flame effect electric fire with marble composite inset hearth and mantle, radiator, opening to the

### **Dining Area**

With space for a dining table, radiator, coving and sliding patio door into the

### **Conservatory**

Ceramic tiles on the floor, UPVC double-glazed windows, a reinforced glazed pitched roof with fitted blinds, and French doors onto the patio.

### **Kitchen**

The kitchen is equipped with a variety of green wood grain effect base and wall units, complemented by beech effect rounded edge work surfaces. It features a one-and-a-half bowl stainless steel sink with a chrome mixer tap, an integrated four-ring stainless steel gas hob with an illuminated extractor hood above, and an integrated Ariston double fan-assisted oven and grill. Additional appliances include a freestanding Bosch washing machine, an under-counter fridge, and a separate freezer. The floor is finished with ceramic tiling, a double-glazed window at the rear, and ceiling downlighters. A cupboard houses the Worcester Bosch combination boiler, which services both hot water and central heating, and there is a door leading to the side of the property.

### **First Floor Landing**

With dogleg stairs, a secondary glazed window to the side, a ceiling light, access to the insulated roof space, and a double door built-in airing/storage cupboard with fitted slatted shelving. Door to

### **Double Bedroom One**

With window to front, radiator, ceiling light, built-in double wardrobe with hanging and shelf over.

### **Double Bedroom Two**

There is a window at the rear, a ceiling light, a radiator, and a built-in double wardrobe with hanging space and a shelf above.

### **Bedroom Three**

With window to front, radiator, ceiling light, fitted shelving, built-in over bulkhead storage cupboard with hanging rail and shelf.

### **Shower Room**

With a two-piece white suite, a corner walk in shower enclosure with mains fed Grohe shower with matching chrome shower attachment, vanity wash hand basin with cupboard below and chrome mixer tap. opaque double glazed window, two heated chrome towel rail, contrasting ceramic tiled floor and walls, mirrored vanity cabinet, ceiling light, digital electric under floor heating.

### **Seperate W.C**

With a two-piece white suite with low-level w.c, vanity wash hand basin with cupboard below, ceramic tiles to floor and walls, radiator and electric digital under-floor heating.

### **Rear Garden**

This fabulous rear garden is beautifully landscaped with a diverse range of shrubs and plants. It is fully enclosed by perimeter fencing and features a circular lawn and patio area. There's a pathway leading to a greenhouse and double gates that open onto a rear service road, offering potential for additional parking next to the garage. On the side of the property, you'll find a covered canopy with gated pedestrian access to the front, along with a courtesy light and an outdoor cold water tap.

### **Rear Single Garage**

With a metal up-and-over door at the front, power and light are connected, and there is fitted shelving and a cupboard with a door leading to the garden.



## Front

At the front of the property, there is a gravel low-maintenance garden featuring a stepping stone pathway, along with mature trees and shrubs.

## Tenure

The property is Freehold.

## Services

All mains services are connected;  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
7 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

## Fixtures And Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



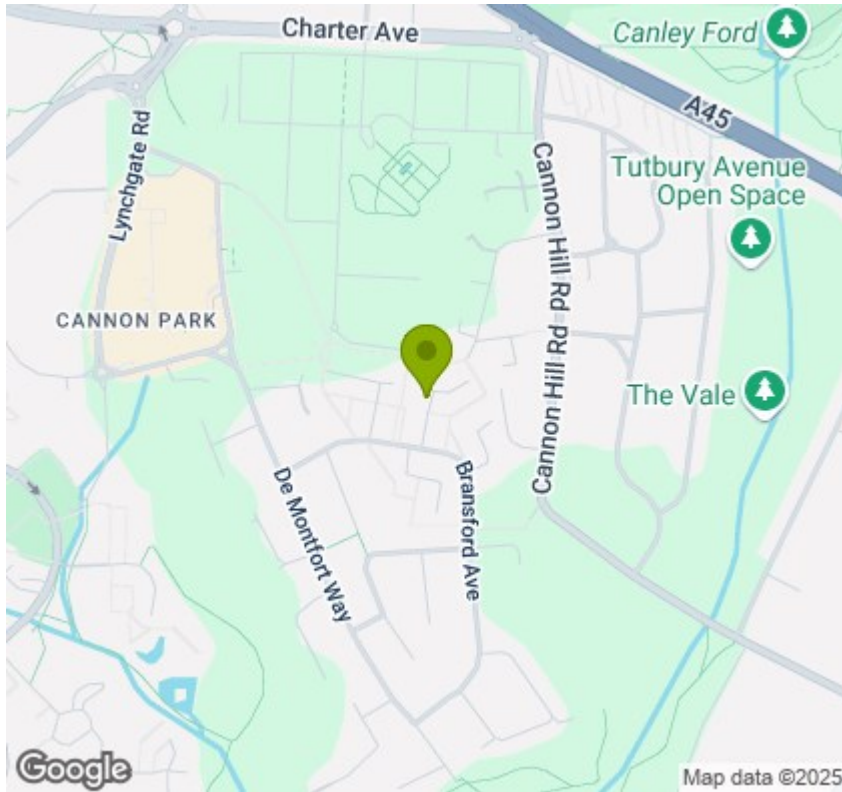




BOOTHROYD  
& Company







## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	81
England & Wales		EU Directive 2002/91/EC	

