



MATTHEW JAMES

Property Services



9 Villiers Street, Coventry, CV2 4HQ

Offers Over £145,000

Ideal first time buyer or investment property in the vibrant Walsgrave area of Coventry, this charming mid-terrace house on Villiers Street presents an excellent opportunity for first-time buyers or savvy investors. Spanning an impressive 786 square feet, this two-bedroom home boasts a well-thought-out layout that maximises space and comfort.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The extended, spacious kitchen is a highlight of the property, offering ample room for culinary creativity and family gatherings. The refitted bathroom adds a touch of modern elegance, ensuring that your daily routines are both comfortable and stylish.

The property is in good condition, allowing you to move in with ease and start making it your own. A small garden to the rear provides a delightful outdoor space, ideal for enjoying a morning coffee or tending to your plants.

Located close to the popular Ball Hill shopping area, you will find a variety of local amenities just a stone's throw away, making daily errands convenient and enjoyable. This home is not only a wonderful place to live but also a promising investment opportunity in a sought-after area of Coventry.

In summary, this two-bedroom house on Villiers Street is a perfect blend of comfort, style, and practicality, making it an ideal choice for those looking to establish themselves in this thriving community.

ENTRANCE HALL

LIVING ROOM

11'2x7'7 (3.40mx2.31m)



BEDROOM ONE

11'2x11'2 (3.40mx3.40m)



BEDROOM TWO

11'2x11'2 (3.40mx3.40m)



DINING ROOM

11'2x11'2 (3.40mx3.40m)

KITCHEN

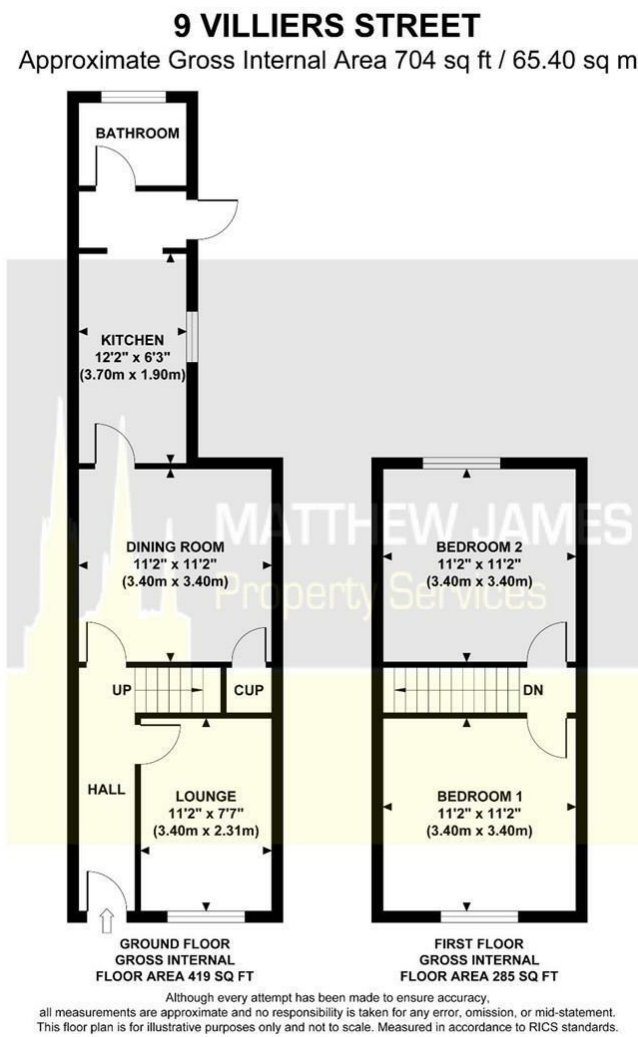
12'2x6'3 (3.71mx1.91m)



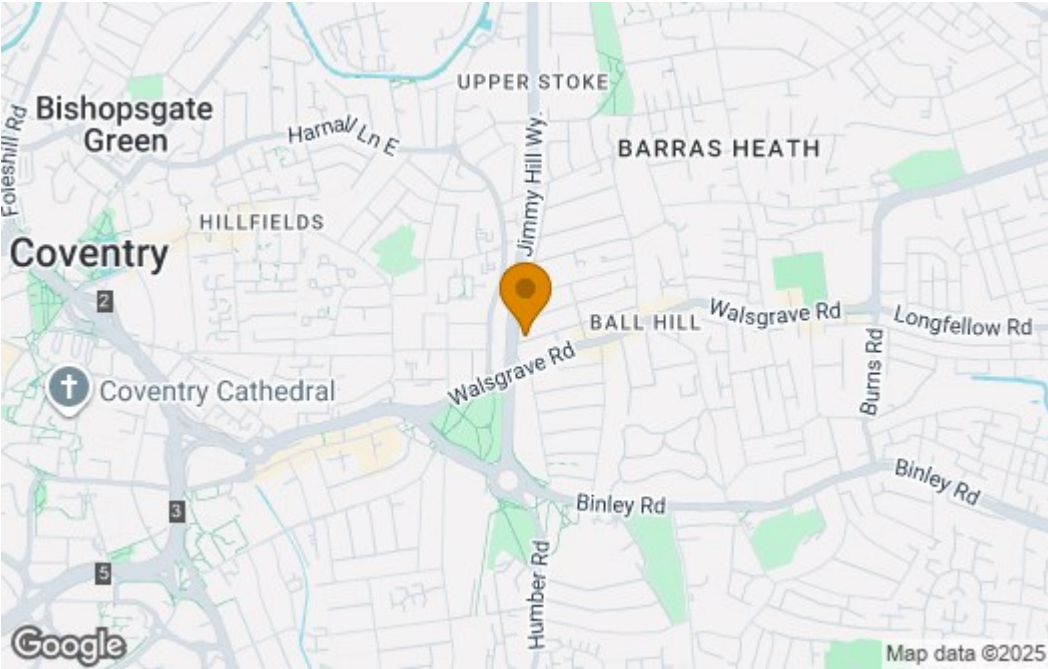
BATHROOM



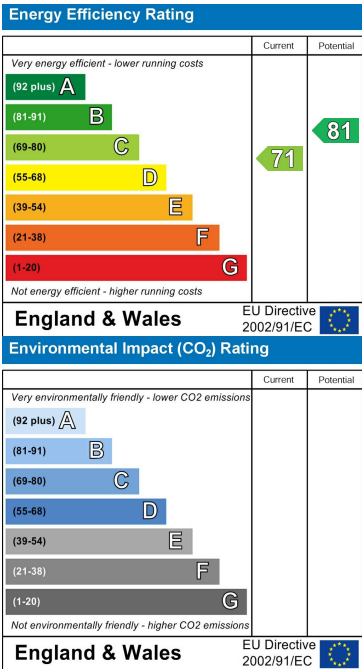
Floor Plan



Area Map



Energy Efficiency Graph



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