



Sovereign Road, Coventry, CV5 6LW

**SHELDON
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Property Description

Larger than average delightful two-bedroom property, with an upstairs bathroom and potential to create a third bedroom

Sheldon Bosley Knight are pleased to present this chain-free and delightful two-bedroom mid-terrace property, ideally located in the ever-popular and sought-after suburb of Earlsdon. Offering a perfect blend of period charm and modern upgrades, this home is an excellent opportunity for first-time buyers, investors, or those looking to enjoy the vibrant community feel of one of Coventry's most desirable areas.

What truly sets this property apart is its rare upstairs bathroom – a feature not often found in homes of this style, whilst also having freehold of the side passage, meaning larger bedroom space above, giving potential to renovate into a 3 bedroom property each with access from the landing. Traditionally, similar properties have the bathroom located on the ground floor, but here you'll enjoy the convenience of a modern, well-appointed bathroom situated off the main landing.

The accommodation includes two well-proportioned double bedrooms upstairs. Downstairs you're offered a bright and airy front living room, a separate dining area or secondary living space with brand new smart vinyl flooring, and a fitted kitchen with a gorgeous sun room/office to the rear, leading to the private rear garden – ideal for relaxing or entertaining.

Situated just moments from Earlsdon's bustling high street, you'll have cafés, restaurants, shops, and excellent local schools on your doorstep, along with superb transport links or walking proximity to Coventry city centre, the University, and train station.





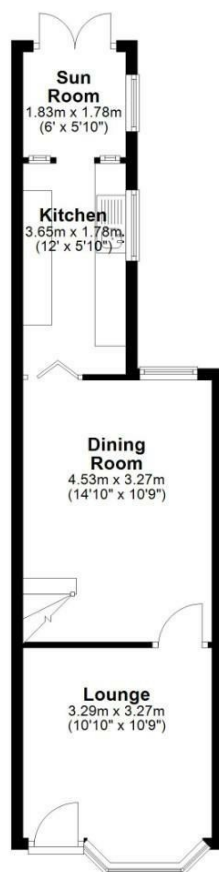
Key Features

- 2 Bedroom family home
- Ideal for first time buyers
- Incredible location in the heart of sought after Earlsdon
- Proximity to a vast range of local amenities and highly regarded schools
- Unique upstairs bathroom
- extended kitchen and sun room
- Dual living room spaces or dedicated dining room
- Excellent private rear garden

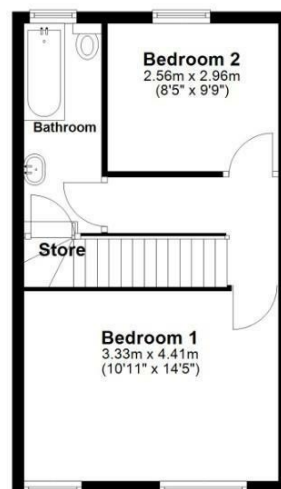
£180,000



Ground Floor Approx. 36.3 sq. metres (390.3 sq. feet)



First Floor Approx. 35.1 sq. metres (377.4 sq. feet)



Total area: approx. 71.3 sq. metres (767.7 sq. feet)



EPC Rating - D

Tenure - Freehold

Council Tax Band -

Local Authority



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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