



**Stratford Street, Coventry, CV2 4NL**

**SHELDON  
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# Property Description

An opportunity to purchase this 2/3 bedroom terrace house situated in this residential location ideally located within the popular Stoke area, just East of Coventry City Centre.

The accommodation comprises, Entrance hall, Two separate reception rooms, Fitted Kitchen, Ground floor bathroom.

On the first floor, one larger bedroom has been partitioned to form a third bedroom, this can be removed to offer two larger bedrooms.

There is also a loft room.

## Outside

There is a Utility room approached from the garden and a long garden with hardstanding for parking to the rear. This area is approached via Dane Road.

The property would be a good first time purchase or investment property.

The locality offers plenty of local schools, being only two minutes walk from both Stoke Primary School And Stoke Park Secondary School. Also benefitting from an abundance of local amenities, being close to Walsgrave Road/Ball Hill shops. Easy access to Coventry City Centre and the M6/M69/A46 motorway network via Hinckley Road.





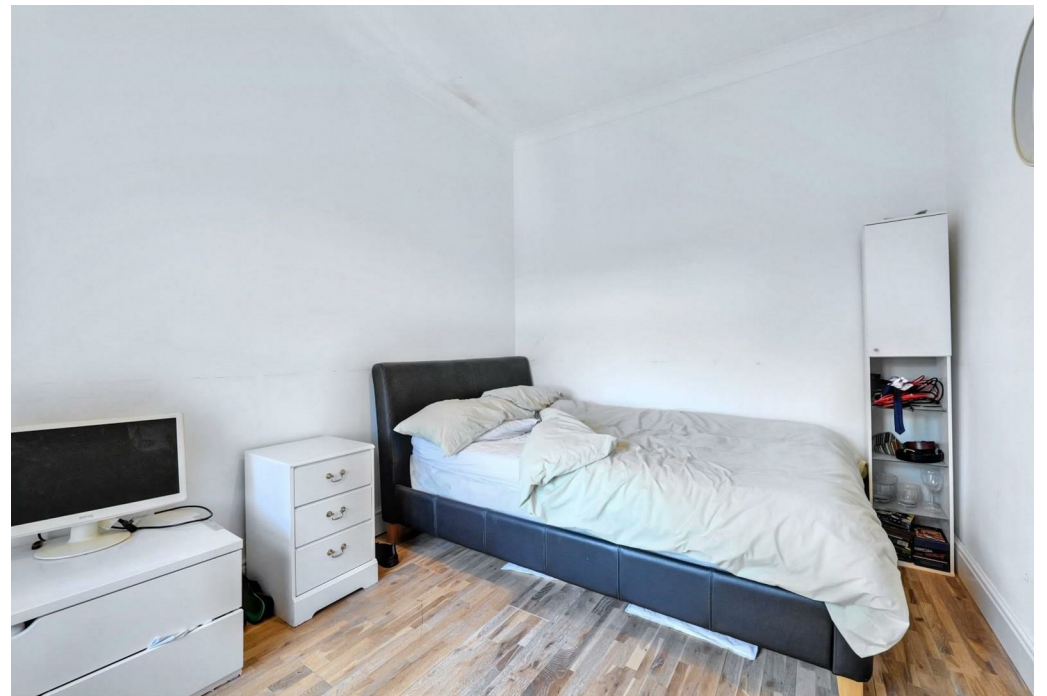


## Key Features

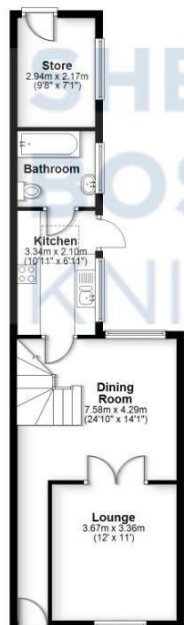
- Mid terrace house
- 2/3 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- Long Garden
- Loft Room
- Off Street Parking to Rear
- Utility Room
- Double Glazing
- Gas Fired Central Heating

**£180,000**

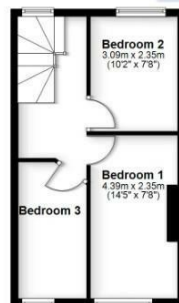




**Ground Floor**  
Approx. 80.8 sq. metres (854.7 sq. feet)



**First Floor**  
Approx. 32.5 sq. metres (349.6 sq. feet)

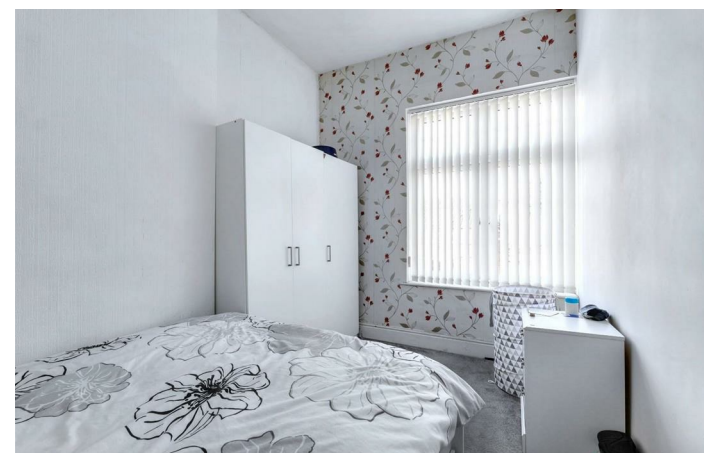


**Second Floor**  
Approx. 13.3 sq. metres (143.4 sq. feet)



Total area: approx. 106.6 sq. metres (1147.7 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanItUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - A

Local Authority  
Coventry City Council





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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