



**Stoney Stanton Road
Coventry
CV1 4FN**

- Upstairs One-Bedroom Apartment Included in Sale Price
- Ideal Investment Opportunity
- Recently Renovated
- Located Within Coventry City Centre

Offers In Region Of £285,000
EPC Rating 'E'





Property Description

ABOUT THE PROPERTY

This newly renovated mixed-use property on Stoney Stanton Road is a rare find, combining commercial potential with residential comfort just 0.7km from Coventry City Centre. Set in a lively high street buzzing with independent shops and fast-food outlets, it offers prime visibility and steady footfall-ideal for entrepreneurs and investors ready to make their mark.

The ground floor boasts a spacious commercial unit with an 'E' Use Class designation, allowing for a wide range of business types. With a modern open-plan layout, gas central heating, a rear utility area, and a private WC, it's ready for immediate occupation-no delays, just opportunity.

Upstairs, a sleek one-bedroom flat adds extra value. Featuring a stylish kitchen, contemporary bathroom, and efficient electric heating, it's perfect for owner-occupiers or as a rental unit, with an expected return of around £700 per month.



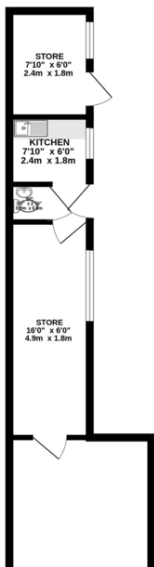


This property is more than just bricks and mortar-it's a smart lifestyle choice. Whether you're launching a new venture, expanding your portfolio, or seeking a live-work setup, this space delivers flexibility, location, and income potential. Book your viewing with Cloud9 Estates today and step into your next chapter.



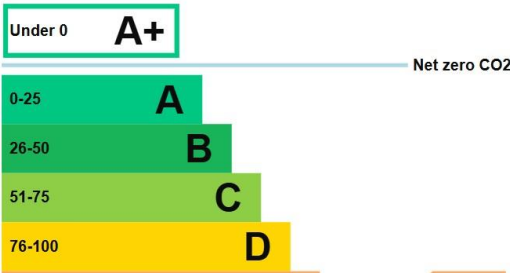


GROUND FLOOR
483 sq ft. (44.9 sq m.) approx.



Energy rating and score

This property's energy rating is E.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.