



**25 Common Way  
, Coventry, CV2 3JJ**

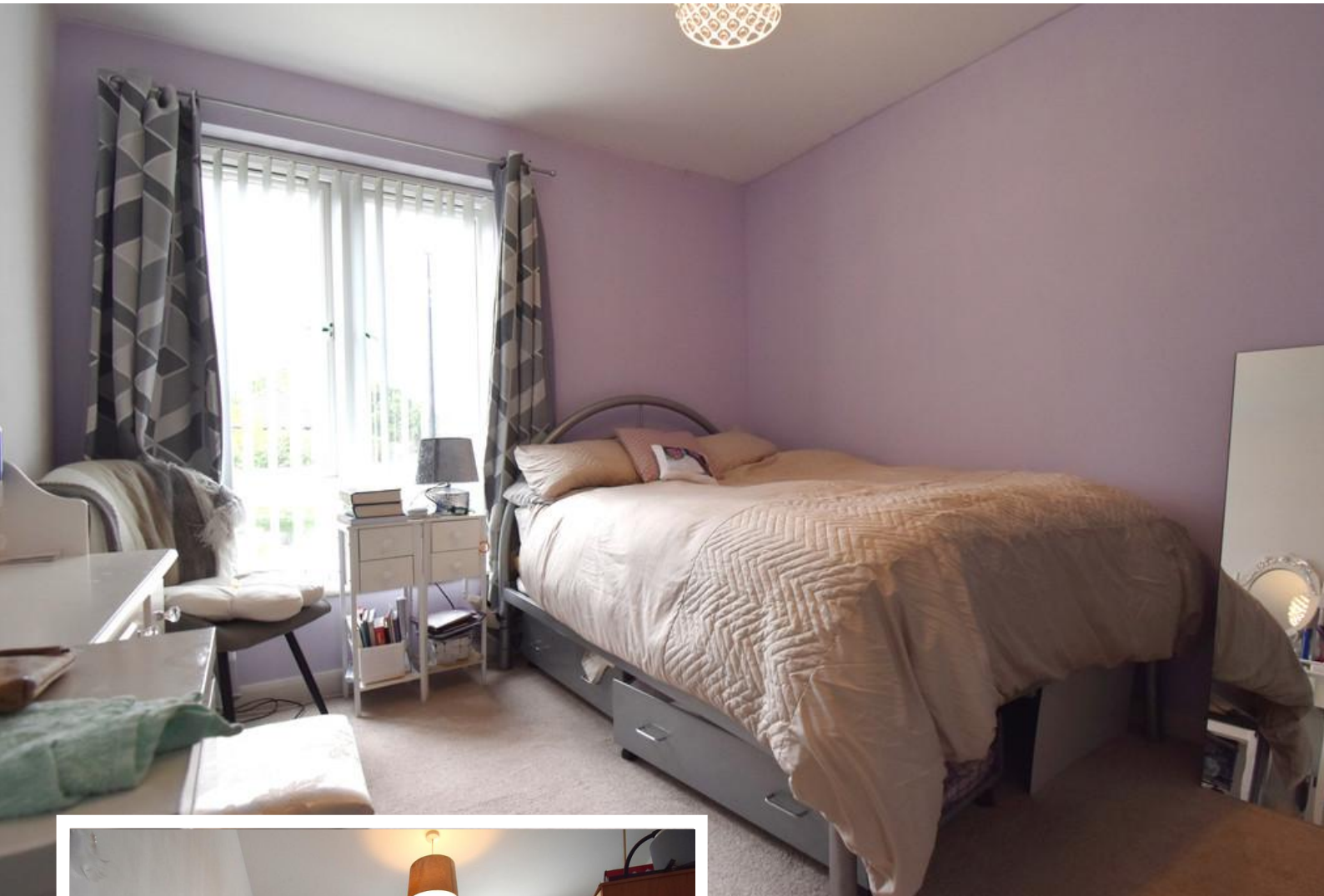
- Modern 1st floor apartment
- Double Glazing
- Gas Central Heating
- Living Room/Kitchen area

**Offers Over £125,000**

EPC Rating '81'







## Property Description

### PROPERTY DESCRIPTION

A modern Two Bedroomed 1st floor apartment situated on Common Way in Stoke Heath, convenient for the city centre.

This well-presented property (making an ideal 1st purchase ideal first-time or investment purchase), benefitting from Gas Central Heating (with a replacement Boiler fitted within 2 years) and Double Glazing briefly comprises; entrance hallway, a spacious living room/kitchen area (the kitchen having an integrated oven, hob and cooker hood), the two bedrooms and a Bathroom.

Further benefits include allocated parking, and access to a communal garden.

The property is situated close to local amenities, has excellent transport links including the nearby A444 and schools such as Stoke Heath Primary School.

The property is Leasehold.

Agents Comment; The Vendor informs us that she may include the Fridge Freezer fitted in the Kitchen subject to the acceptance of an offer in line with the 'offers over' guide price.

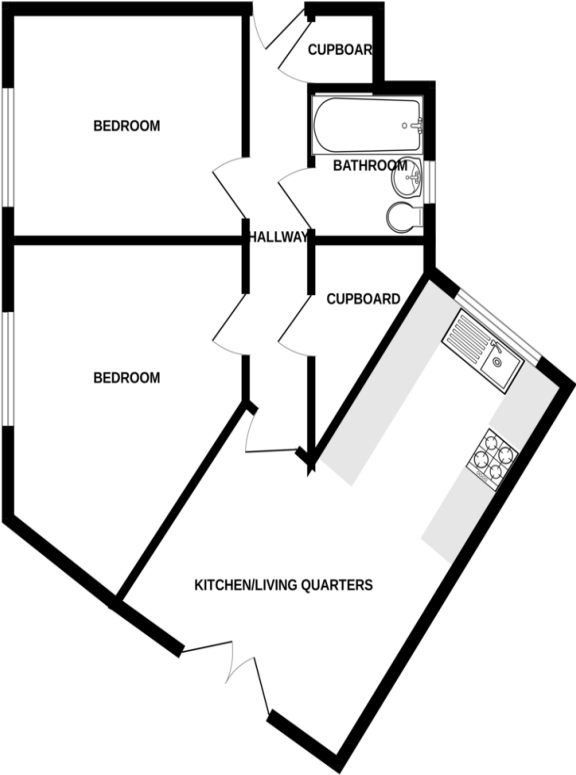
OPEN PLAN LIVING ROOM/KITCHEN  
6.62m overall x 3.69m max/2.36m min

BEDROOM ONE  
3.25m X 1.62m

BEDROOM TWO  
3.48m x 2.86m

BATHROOM  
1.88m x 1.75m

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		

108 Walsgrave Road  
Coventry  
Warwickshire  
CV2 4ED

www.doud9estates.co.uk  
sales@doud9estates.co.uk  
02476 263 660

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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