



 **2**  
Bedrooms

 **2**  
Bathrooms



Suttons Estates is proud to offer for sale an extended two bedroom end of terraced family home. Families will appreciate the close proximity to Stoke Primary and Stoke Park Secondary schools, both within easy walking distance. Green spaces nearby offer a great place for pets and outdoor activities. For shopping and dining, local shops are just around the corner, with Ball Hill Tesco and various eateries within easy reach. University Hospital is just a 10-minute drive, and the property offers easy access to the M6 motorway.

Briefly comprising of porch, entrance hallway, through lounge/diner with feature fire place and bay window, extended kitchen/diner with space for appliances. To the first floor are two double bedrooms with the master benefiting from en-suite shower, a vaulted-ceiling family bathroom. Outside there is a low maintenance garden to the front and to the rear is a garden mainly laid to lawn with the added benefit of an outside toilet. Other features include a loft space that boarded, with Velux windows, lighting and sockets and central heating - note that the loft is not a formal living space however in the future you may wish to go through the planning process.

This is a fantastic opportunity to own a deceptively large, recently updated home in a well-connected area of Coventry.

Good to know:

Boiler installed - 2002 - last serviced in 2021.

2 storey extension was built in 2007.

EPC Rating - E

Internal area: 96 Square Meters / 1,033 square foot

Council Tax Band - B

If rented, we expect £1,100pcm.

Measurements (in ft)

Porch 5' x 3'

Downstairs Hallway 4' x 4'

Fore Lounge 12' x 11'

Rear Lounge 14' x 10'

Kitchen Diner 21' x 14'

Outside Toilet 4' x 4'

First Floor:

Upper Hallway 7' x 5'

Bedroom 1 En-suite open plan 14' x 12'


Bedroom 2 9' 6" x 9'

Bathroom 10' x 7' 6"

Second Floor:

Loft Space 14' x 6'



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: Stratford Street, Coventry, CV2

