



Marlborough Road, Coventry, CV2 4EQ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A traditional mid terraced home situated close to Ball Hill and the City Centre, offering easy access to local amenities, schools, and parks. The property makes for a great investment and an ideal choice for families.

The property is well presented throughout with accommodation comprising a lounge, a second reception with stairs rising to the first floor and patio doors leading out onto the rear, a modern fitted kitchen and a ground floor shower room. To the first floor are two double bedrooms.

Externally the property offers a courtyard garden to the front, and a low maintenance garden to the rear being mostly laid to lawn with a patio area.

Further benefits include double glazing and gas central heating.





Key Features

- An Ideal Investment Property
- Well Presented Family Home
- Lounge & Separate Dining Room
- Modern Fitted Kitchen
- Ground Floor Shower Room
- Two Double Bedrooms
- Low Maintenance Rear Garden
- Close to City Centre
- No Onward Chain

**Offers Over
£180,000**

EPC Rating - D

Tenure - Freehold

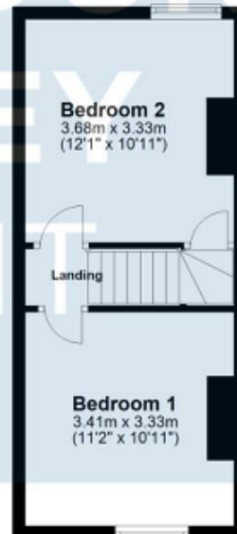
Council Tax Band - A

Local Authority -
Coventry City Council

Ground Floor
Approx. 37.2 sq. metres (400.2 sq. feet)



First Floor
Approx. 27.1 sq. metres (292.0 sq. feet)



Total area: approx. 64.3 sq. metres (692.2 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

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