



## 78 Oxford Street

Stoke, Coventry, CV1 5EH

**\*\* JUST REDUCED \*\* NOW BELOW MARKET PRICE \*\*** A fully modernised and tastefully redecorated traditional mid-terraced property located just outside the city ring road, within easy walking distance of town. Ideally suited to a young couple or possibly as an excellent investment opportunity with the benefit of essential off-road parking together with both gas heating and double glazing. Briefly comprising of a front lounge and a stunning original fireplace, sitting room, kitchen and delightful shower room. There are two double bedrooms to the first floor. The rear garden creates a delightful setting, enjoying the sun all afternoon. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

### SETTING

Oxford Street is a quiet side road leading from Sky Blue Way, overlooking a primary school. The location has been popular with house buyers for many years due to the close proximity to the city centre together with a selection of daily amenities including shops and regular bus services particularly those found in Ball Hill or Far Gosford Street. The local area is well served by a number of main roads such as the Binley Road and the A444, enabling easy access to areas, to the north and east of the city.

**£167,000**

# 78 Oxford Street

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- REDUCED FROM £179,950
- SUPERIOR TURN OF THE CENTURY PROPERTY
- ON THE EDGE OF THE CITY CENTRE
- OF INTEREST TO FTB'S AND INVESTORS
- TWO LARGE DOUBLE SIZED BEDROOMS
- MANY ATTRACTIVE FEATURES, VIEWING ESSENTIAL
- EXCEPTIONAL STANDARD OF PRESENTATION
- REAR CAR ACCESS, VEHICULAR HARDSTANDING

## ON THE GROUND FLOOR

### Front Lounge

11'8 x 10'7 into chimney breast

### Rear Sitting Room

13'12 x 10'7 into chimney breast

### Excellent Kitchen

13'8 max 10'8 min x 5'9

### Well Fitted Shower Room

5'8 x 5'4

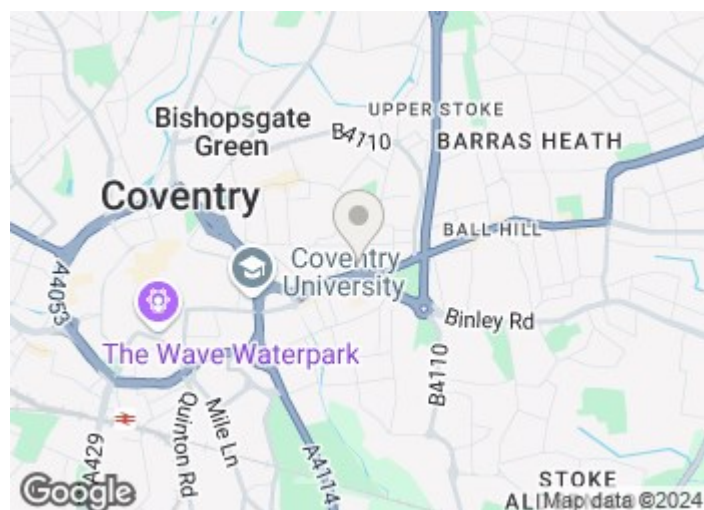
## ON THE FIRST FLOOR

### Bedroom No.1

11'2 x 10'7 into chimney breast

### Bedroom No.2

13'12 x 10'7 into chimney breast



[Directions](#)



Floor Plan



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 operability or efficiency can be given.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC