



**Connells**

Bolingbroke Road  
Stoke Coventry



## Property Description

**\*\*CASH BUYERS ONLY\*\*** This mid terrace property is situated in the residential area of Stoke and is ideal for someone who is looking for a project. The property is ideally located for Coventry university and Coventry City Centre and would be an ideal investment opportunity. The accommodation briefly comprises: ground floor lounge, dining room, kitchen and utility. Upstairs there are three bedrooms. Externally there is a walled foregarden and rear garden.

## Approach

Front door.

## Lounge

12' 1" x 8' 3" ( 3.68m x 2.51m )  
Double glazed window to the front elevation.

## Dining Room

11' 11" x 11' 10" ( 3.63m x 3.61m )  
Double glazed window to the rear elevation.

## Kitchen

8' 9" x 7' 2" ( 2.67m x 2.18m )  
Double glazed window to the side elevation.

## Bathroom

7' 2" x 6' 4" ( 2.18m x 1.93m )  
Double glazed window to the rear elevation.

## First Floor Landing

### Bedroom One

13' x 11' 11" ( 3.96m x 3.63m )  
Double glazed window to the front elevation.

### Bedroom Two

11' 11" x 8' 10" ( 3.63m x 2.69m )  
Double glazed window to the rear elevation and radiator.

### Bedroom Three

17' 10" x 7' 1" ( 5.44m x 2.16m )  
Double glazed window to the rear elevation and radiator.

## Outside

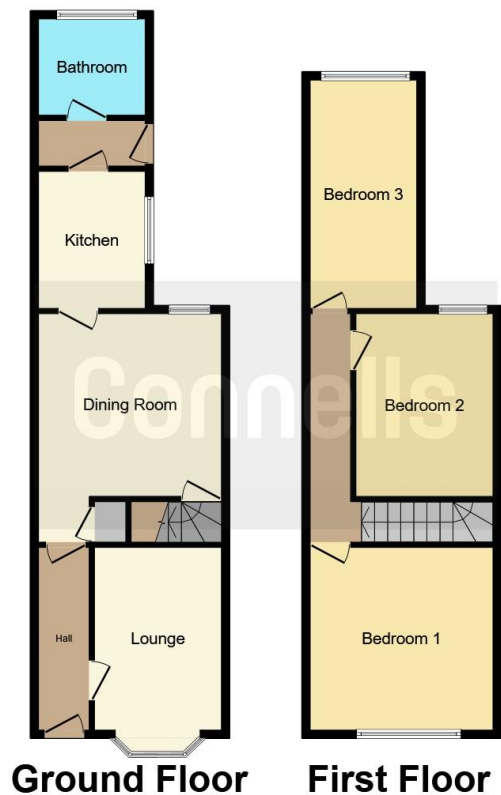
### Front Of Property

Walled foregarden.

### Rear Garden

Paved.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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**EPC Rating: D**

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Tenure: Freehold



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