



**Connells**

King Richard Street  
Coventry



### Property Description

A well-presented two-bedroom mid-terrace home situated in the popular residential area of Stoke, offering spacious and practical accommodation ideal for first-time buyers and investors.

The ground floor features a welcoming lounge, complemented by a separate dining room providing ample space for entertaining, a fitted kitchen comprising a range of wall and base units with work surfaces, along with a ground floor bathroom for added convenience. The property also benefits from gas central heating, ensuring comfort and efficiency throughout the year. To the first floor, the property offers two well-proportioned bedrooms.

Externally, there is an enclosed rear garden, providing a private outdoor space perfect for relaxing or enjoying the warmer months.

Location is a key feature, with excellent connectivity and amenities close at hand. The property is ideally positioned with local bus routes located at the end of the road, offering easy access into Coventry city centre. A range of local shops, schools, and everyday amenities are all within easy reach.

With its strong rental appeal, convenient transport links, and proximity to the city centre, this property represents an excellent opportunity for landlords and investors seeking a well-located, income-generating asset, as well as buyers looking for a comfortable home in a popular residential setting.

### Approach

Front door.

### Lounge

Double glazed window to the front elevation and feature fireplace with gas fire.

### Dining Room

Double glazed window to the rear elevation.

### Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Freestanding electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, double glazed window & door to the side elevation.

### Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet and double glazed window to the rear elevation.

### First Floor Landing

Doors to;

### Bedroom One

Double glazed window to the front elevation, fitted wardrobe and storage cupboard with loft hatch.

### Bedroom Two

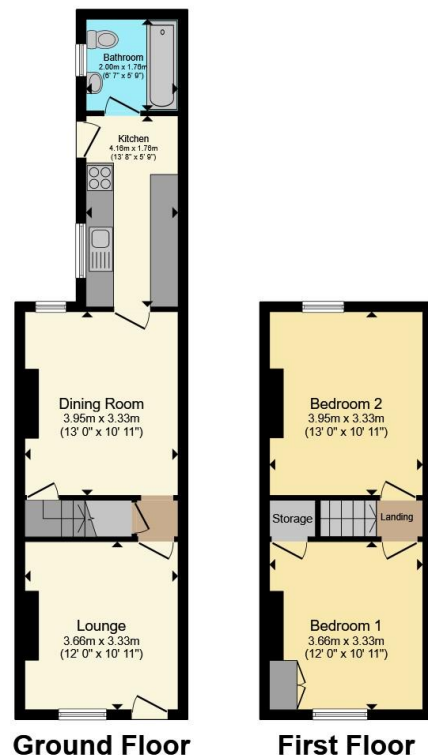
Double glazed window to the rear elevation.

### Outside

### Rear Garden

Paved.





Total floor area 70.4 m<sup>2</sup> (758 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

**T 02476 553 093**  
**E coventry@connells.co.uk**

38 New Union Street  
 COVENTRY CV1 2HN

EPC Rating: D Council Tax  
 Band: A

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Tenure: Freehold



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