



1 BEACONSFIELD ROAD COVENTRY, CV2 4AS

£185,000
FREEHOLD

James Whalley is delighted to present this charming two-bedroom semi-detached home, ideally located and perfectly suited for first-time buyers, investors, or those looking to downsize.

Upon entering, you are welcomed by a spacious hallway featuring original tiled flooring and impressive high ceilings, setting the tone for the character found throughout the property.

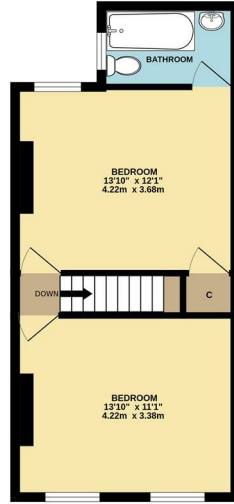
The ground floor offers a bright front reception room enhanced by a bay window, along with a second reception room currently used as a comfortable living area.

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GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 813 sq.ft. (75.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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