



x2



x1



x2

**St. Georges Road, Stoke**  
**Offers Over £155,000**



**elite**  
property

Situated within convenient reach of Coventry City Centre, Coventry University and a wide range of local amenities, this well-presented two-bedroom mid-terraced property offers an excellent opportunity for first-time buyers, owner-occupiers and investors alike.

Recently redecorated throughout and benefiting from a newly fitted kitchen, the property is ready to move straight into whilst still offering buyers the opportunity to personalise certain areas over time. Retaining attractive period features, including original fireplaces, the property combines character with practical modern improvements.

The accommodation briefly comprises a welcoming front reception room leading through to a separate dining room, creating flexible living and entertaining space. To the rear is the newly fitted kitchen, offering a range of wall and base units with work surfaces over and access to the enclosed rear garden.

To the first floor are two generously proportioned double bedrooms together with a spacious family bathroom fitted with a three-piece suite and separate shower cubicle.

Outside, the property benefits from a small front garden and an enclosed rear garden, providing useful outdoor space with scope for further enhancement.

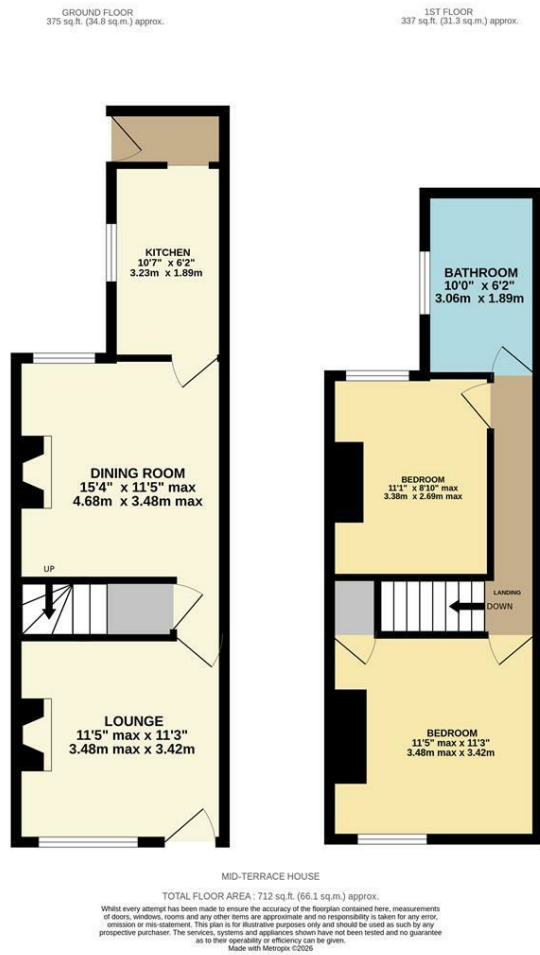
Conveniently located for Coventry City Centre, Coventry Railway Station, Coventry University, local shops and everyday amenities, together with the A444 and M6 motorway network, the property is well placed for commuters and those seeking excellent transport links.

Offered for sale with vacant possession and no onward chain, this is an excellent opportunity to acquire a characterful home in a convenient and well-connected location. Early viewing is highly recommended.

- EPC Rating: D
- Recently redecorated throughout
- Newly fitted modern kitchen
- Two double bedrooms
- Two reception rooms
- First floor bathroom with separate shower
- Enclosed rear garden
- Close to Coventry City Centre & Coventry University
- Vacant possession – no onward chain
- Council Tax Band: A







PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is **Freehold**. Prospective purchasers are advised to have this information verified by their legal representative at the earliest opportunity.

These property particulars are provided for guidance only and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, prospective purchasers should satisfy themselves as to the accuracy of all information before entering into a legally binding contract.

All measurements are approximate, quoted in metric and provided for general guidance only. Fixtures, fittings and appliances referred to within these particulars have not been tested and no guarantee can be given that they are in working order unless otherwise stated.

Photographs are provided for illustrative and marketing purposes only. Images may have been professionally edited to improve presentation, lighting, brightness and overall image quality. No material alterations have been made to the property and the photographs should not be relied upon as a statement of fact.

Any reference to boundaries, parking arrangements, services, utilities, council tax, broadband availability, mobile coverage, planning permissions, building regulations, rights of way, restrictions, lease information, service charges, ground rent or any other material information should be independently verified by prospective purchasers and their legal representative before exchange of contracts..

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