

Property details approval form

39 St. Michaels Road, Coventry, West Midlands, CV2 4EL

Date: 23 February 2026

Property Ref and Version: COV323038 - 0002

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers over £160,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > Two Bedroom Mid Terrace
- > Ground Floor Bathroom
- > Lounge
- > Fitted Kitchen
- > Rear Garden
- > No Upward Chain

○ Short Description

NO CHAIN* This two bedroom mid terrace property is located in the Stoke area of Coventry, close to local amenities and not far from the City Centre and would be an ideal first time/investment buy.

○ Long Description

NO CHAIN* This mid terrace property is located in the Stoke area of Coventry, close to local amenities and not far from the City Centre and would be an ideal first time/investment buy. The accommodation briefly comprises: ground floor bathroom, lounge and a fitted kitchen. To the first floor there are two good sized bedrooms. Outside there is a rear garden.

○ Directions

○ Agents Note

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○ Room Description

Approach

Front door.

Lounge

27' 2" x 10' 11" (8.28m x 3.33m)

Double glazed windows to the front and rear elevations and two radiators.

Fitted Kitchen

7' 11" x 7' 3" (2.41m x 2.21m)

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

Rear Lobby

Through to:

Fitted Shower Room

Comprising shower cubicle, wash hand basin set into vanity unit, toilet, heated towel rail and double glazed window to the side elevation.

First Floor Landing

Doors to;

Bedroom One

11' 2" x 10' 11" (3.40m x 3.33m)

Double glazed window to the front elevation and radiator.

Bedroom Two

12' max x 10' 11" max (3.66m max x 3.33m max)

Double glazed window to the rear elevation and radiator.

Outside

Front Garden

Foregarden with access to front door.

Rear Garden

Larger than average garden being paved and stoned with pedestrian access to the rear.

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Floor Plan

Approval

Signature

Date

Sana Aqeel		
Mrs S. Lee		