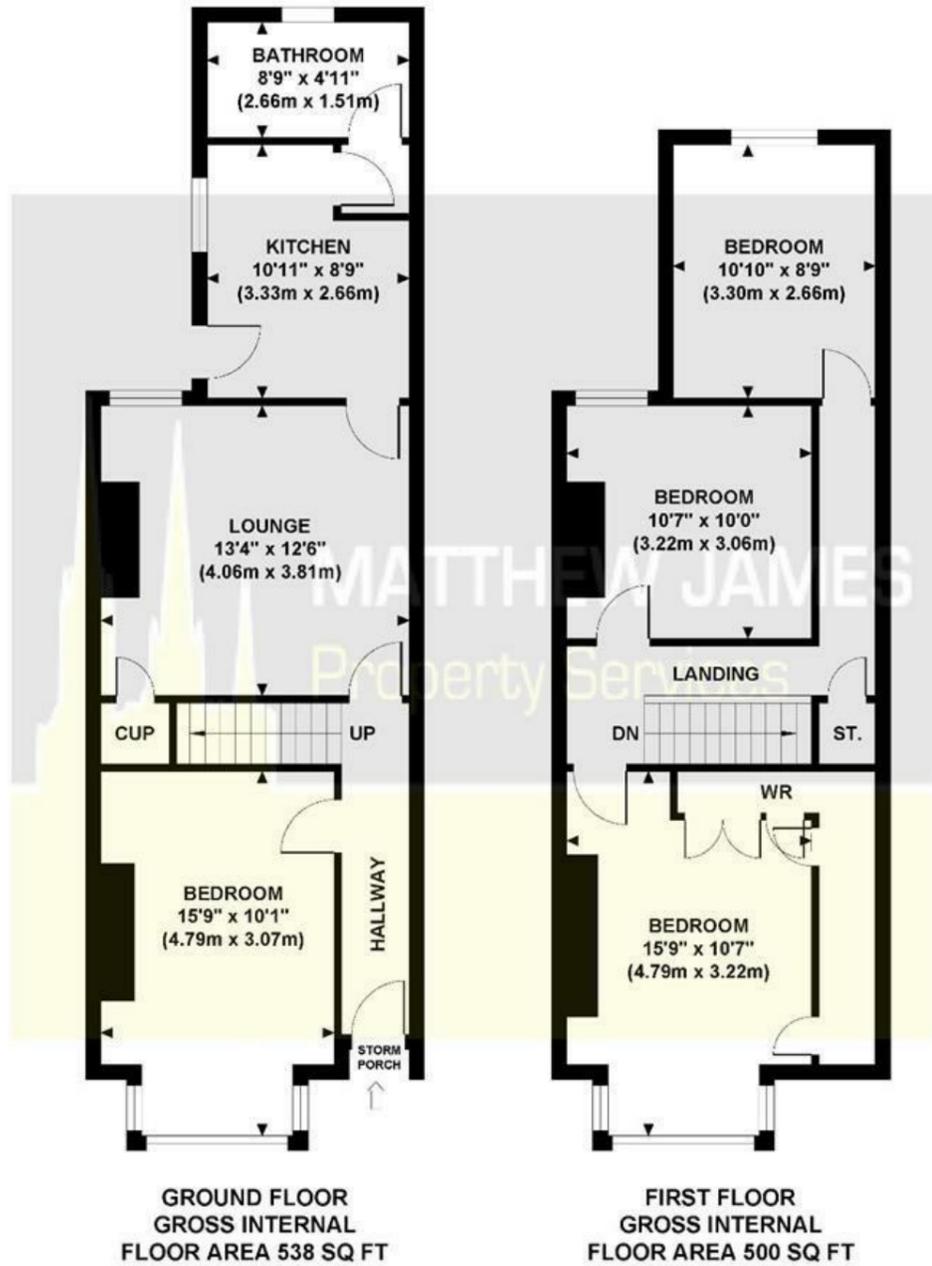


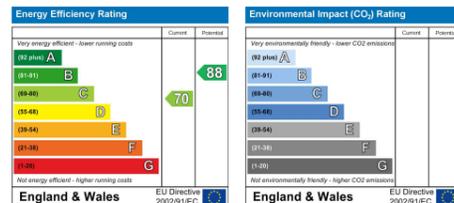
# 30 BRAYS LANE

Approximate Gross Internal Area 1038 sq ft / 96.40 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## 30 Brays Lane Stoke, Coventry CV2 4DZ

A three bedroom mid terraced property in the desirable Stoke area of Coventry, this charming mid-terrace house on Brays Lane presents an excellent opportunity for both first-time buyers and savvy investors. The property is in good condition and boasts a welcoming entrance hall adorned with traditional minton flooring, leading you into a comfortable lounge and a separate dining room, perfect for entertaining guests or enjoying family meals.

The spacious kitchen is well-equipped and offers ample room for culinary creativity, while the ground floor also features a recently refitted bathroom, ensuring modern convenience. Upstairs, you will find three generously sized bedrooms, providing plenty of space for relaxation and rest.

The property benefits from gardens both at the front and rear, offering a delightful outdoor space for gardening enthusiasts or those who simply wish to enjoy some fresh air. New carpets and flooring throughout add a fresh touch, making this home ready for you to move in without delay.

Offers In The Region Of £200,000

### CONTACT INFORMATION

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# 30 Brays Lane

Stoke, Coventry CV2 4DZ



- IDEAL FOR FIRST TIME BUYER OR INVESTMENT PURCHASE
- NO UPWARD CHAIN
- GOOD LOCATION CLOSE TO BALL HILL SHOPPING AREA
- POTENTIAL RENTAL INCOME OF £1000 - £1300 PER MONTH
- RE-FITTED BATHROOM
- NEW CARPETS AND FLOORING THROUGHOUT
- TWO RECEPTION ROOMS
- THREE GOOD SIZE BEDROOMS
- GOOD CONDITON



## Front Garden

## Entrance Hallway

## Bedroom

15'9 x 10'1 (4.80m x 3.07m)

## Lounge

13'4 x 12'5 (4.06m x 3.78m)

## Kitchen

10'11 x 8'9 (3.33m x 2.67m)

## Bathroom

8'9 x 4'11 (2.67m x 1.50m)

## First Floor Landing

## Bedroom

15'9 x 10'7 (4.80m x 3.23m)

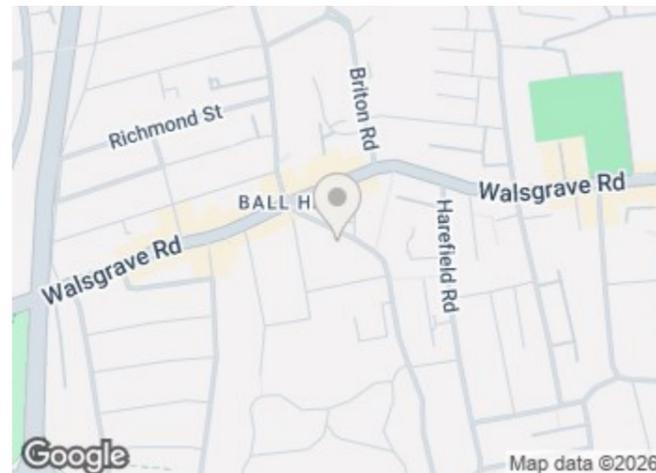
## Bedroom

10'7 x 10' (3.23m x 3.05m)

## Bedroom

10'10 x 8'9 (3.30m x 2.67m)

## Rear Garden



Directions