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Property Experts



Grantham Street
Stoke CV2 4FP

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* WELL MAINTAINED 2 BEDROOM INTER TERRACE *
WITHIN WALKING DISTANCE OF GOSFORD GREEN * IDEAL
FIRST TIME BUYER OR BUY TO LET INVESTMENT * GAS
CH & DOUBLE GLAZED* VIEWING RECOMMENDED

Nestled along Grantham Street, Stoke, Coventry, this well-maintained mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. Having been lovingly cared for over the past 20 years, this charming property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home with partitioned entrance hall.

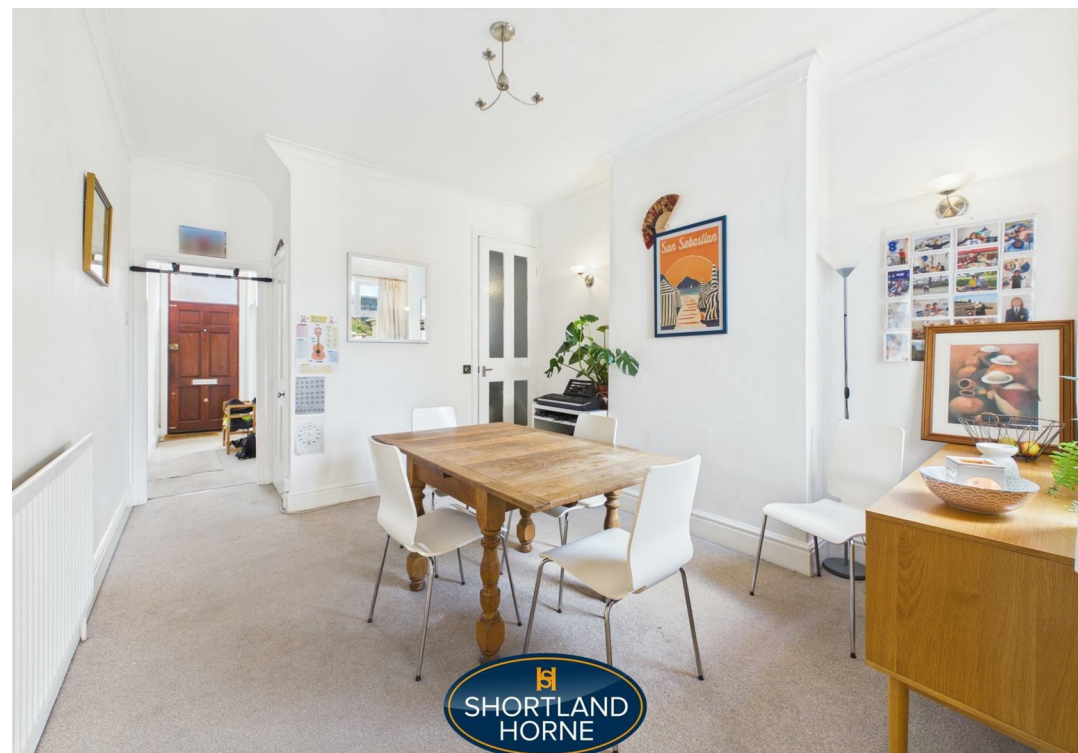
The house features two comfortable double bedrooms, providing ample space for relaxation and rest. The fully tiled ground floor bathroom is equipped with a modern shower, ensuring convenience and style. The fitted kitchen, complete with a hob, is ideal for those who enjoy cooking and entertaining.

One of the standout features of this property is its proximity to Coventry University, making it an attractive option for students or professionals seeking easy access to the campus. Additionally, the property benefits from gas central heating, upgraded in 2025, ensuring warmth and comfort throughout the colder months.

This delightful home is not only well-situated but also offers a blend of practicality and charm, making it a must-see for anyone looking to settle in this thriving community. With its appealing features and convenient location just off Walsgrave Road, this property is sure to attract interest. Don't miss the chance to make it your own.

selling quality
property since 1995









Dimensions

**PARTIONED
ENTRANCE HALL**

3.66m x 1.07m

**VIEWING HIGHLY
RECOMMENDED**

LOUNGE

3.68m x 2.18m

**DINING/ SITTING
ROOM**

3.86m x 3.30m

**KITCHEN WITH HOB
& OVEN**

3.05m x 1.83m

INNER LOBBY

1.17m x 0.89m

**BATHROOM WITH
SHOWER**

1.91m x 1.91m

LANDING

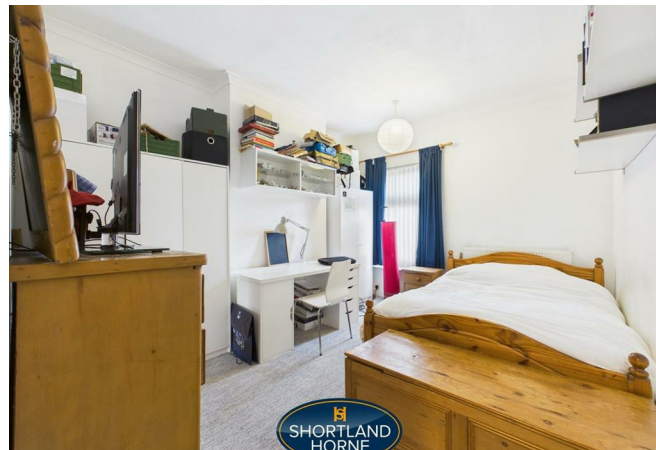
BEDROOM ONE

3.68m x 3.33m

BEDROOM TWO

3.91m x 3.30m

**FRONT & ENCLOSED
WELL LAID OUT
REAR GARDEN**



Floor Plan



Total area: 681.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

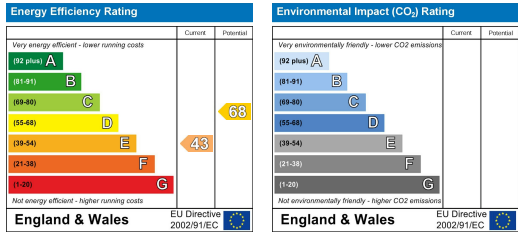
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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