



35 SEAGRAVE ROAD COVENTRY, CV1 2AB

£195,000
FREEHOLD

James Whalley is proud to present this well-positioned two-bedroom end-terraced property, located just 0.3 miles from Coventry University.

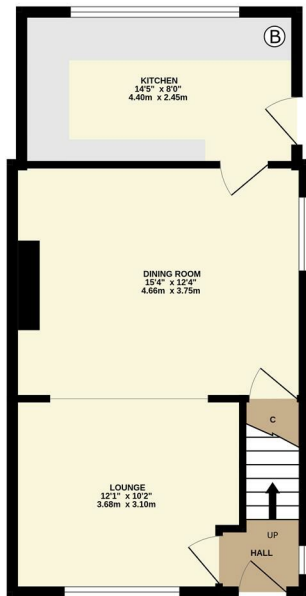
Upon entering the property, you are welcomed by an entrance hall leading through to a spacious lounge/dining area, offering a great space for both relaxing and entertaining. To the rear of the property is an extended kitchen, which has been tastefully updated within the last five years.

To the first floor, the property offers two generous double bedrooms along with a modern, recently refitted family bathroom.

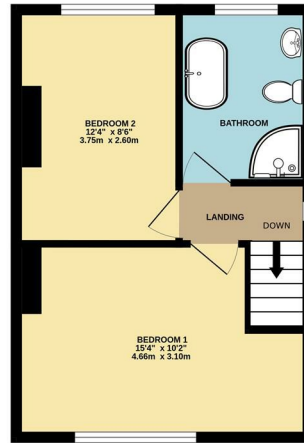
Externally, the property benefits from off-road parking for two vehicles and a rear garden.

suave

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.

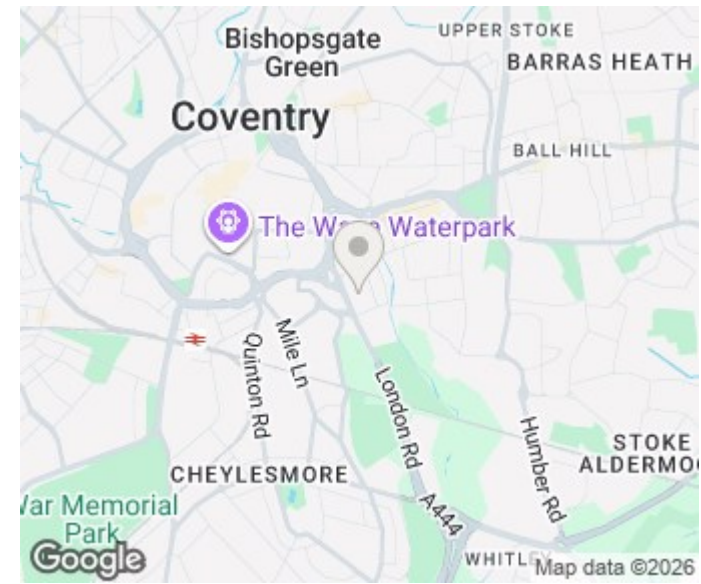


1ST FLOOR
335 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
Made with Metropix ©2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		68	
(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: D Council Tax Band: A

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

Suave
6a Westhill Road
Coventry
CV6 2AA

02475 105 222
info@suaveestateagents.com

suave