



• Strong ROI — £1400 pcm

Currently Let to a Family

• Council Tax Band A

• Walking Distance to Coventry City Centre

St. Georges Road

Stoke

Coventry

CV1 2DG

Guide Price £193,000

EPC Rating 'D'





297 St. Georges Road, Stoke, Coventry, West Midlands, CV1 2DG



## **Property Description**

This generously sized mid-terrace property, perfectly positioned in the heart of CV1. Whether you're a first-time buyer, growing family, or savvy investor, this home ticks all the boxes. Currently tenanted and generating a strong rental income of £1,400pcm, this property offers immediate returns with long-term growth potential in a sought-after area.

The ground floor welcomes you with a sunlit reception room – perfect for unwinding or hosting guests. A centrally located bathroom adds convenience, while the spacious kitchen diner at the rear opens directly onto a long, private garden.

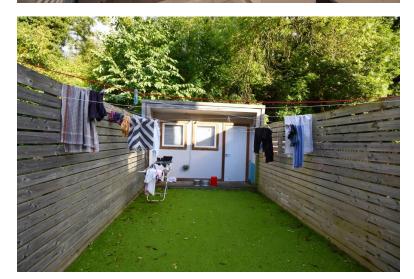
Upstairs, two well-proportioned double bedrooms provide ample space and natural light. The top floor boasts a large master or guest bedroom, offering privacy and versatility for any lifestyle.

Situated in CV1, you're close to local amenities, schools, transport links, and Coventry city centre — making everyday











living easy and enjoyable. This property combines practicality, comfort, and investment appeal. Don't miss out – contact Cloud9 Estates today on 02476 263 660 to arrange your viewing!

## Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.

RECEPTION ROOM

11' 5" x 7' 10" (3.5m x 2.4m)

BATHROOM

7' 10" x 7' 2" (2.4m x 2.2m)

KITCHEN/DINER

20' 0" x 11' 1" (6.1m x 3.4m)

BEDROOM

11' 5" x 11' 1" (3.5m x 3.4m)

BEDROOM

11' 1" x 9' 10" (3.4m x 3.0m)

BEDROOM

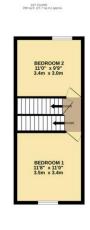
20' 4" x 11' 1" (6.2m x 3.4m)

DISCLAIMER

RECEPTION
118° × 711'

RECEPTION
118° × 711'
3.5m × 2.4m

GROUND FLOOR 408 to N. (97.6 kg m.) accro





2ND FLOOR 224 to 8: (20.8 so m.) approx

TOTAL FLOOR AREA: 326 s.q.ft. (86.0 s.q.m.) approx.

Whilst every alteregt has been made to ensure the accusacy of the floorgline contained here, measurement of doors, mishade, access and set of the contained and to respectability to taken for any every contained and the supposition of the set of

Seller's position: No Chain Council Tax Band: 'A'

Local Authority: Coventry City Council

EPC Rating: 'D' Tenure: Freehold

Whilst great care is taken to ensure all measurements are accurate, they should be considered only as approximations of the maximum distances. The floorplan provided is for guidance only and should not be relied upon for purchasing furniture, fixtures or other. Any intended purchaser is encouraged to take their own measurements.

Please be advised Cloud9 Estates have not sought to verify the legal title of the property or information relating to any lease. Your appointed conveyancer should verify all details for you.

