



## 11 BEACONSFIELD ROAD COVENTRY, CV2 4AS

**£185,000**  
**FREEHOLD**

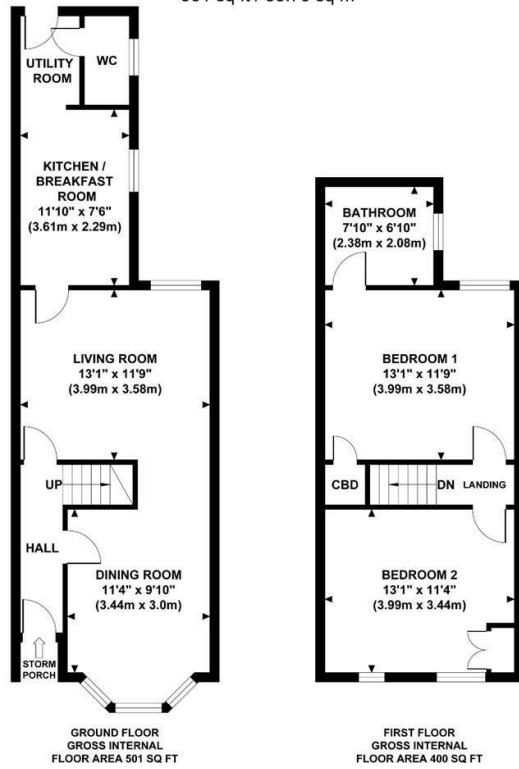
James Whalley is delighted to present this charming two-bedroom terraced home, ideally located and perfectly suited for first-time buyers, investors, or those looking to downsize.

Upon entering, you are welcomed by a spacious hallway featuring original tiled flooring and impressive high ceilings, setting the tone for the character found throughout the property. The ground floor offers a bright front reception room enhanced by a bay window, along with a second reception room currently used as a comfortable living area.

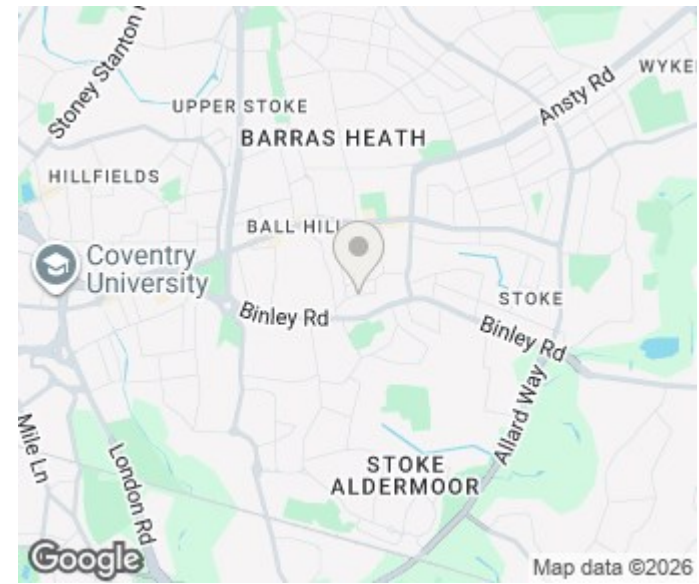
To the rear, you'll find a modern kitchen, a convenient utility area, and a downstairs WC.

**suave**

Approximate Gross Internal Area  
901 sq ft / 83.70 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 mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

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