



***Hugh Road
Lower Stoke
CV3 1AF***

- In Need of Modernisation
- Prime Location Near Coventry City Centre & University
- Three Bedrooms
- High Ceilings & Period Charm in a Pre-1900 Build

£160,000

EPC Rating '48'





Property Description

Requiring minor updates to restore its charm, this well proportioned three-bedroom terraced home nestled on a quiet residential street in Lower Stoke, just minutes from Coventry city centre and the University of Coventry, offers an exceptional opportunity for families, professionals, and investors alike. The property is in need of minor renovation.

An inviting reception room featuring a decorative period fireplace, as well as a stunning kitchen, highlighted by a character-rich wooden hatched door that adds a unique touch of heritage. From here, double doors lead to a private rear garden with real grass and secure fencing on both sides. Upstairs, the spacious bathroom includes both a full bath/shower and a level-access shower, catering to all needs with style and practicality. The home benefits from double glazing, central heating, and a freehold tenure, ensuring comfort and peace of mind.

Its proximity to local schools, shops, and transport links enhances everyday convenience, while its strong capital



growth and rental appeal make it a smart long-term investment. Whether you're looking to move straight in or unlock its full potential through renovation, this home offers charm, space, and opportunity in one of Coventry's most desirable locations.

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.

LIVING ROOM

2.43m x 4.14m max

LOUNGE/DINER

3.72m x 3.41m max

KITCHEN

4.92m x 1.98m max

BEDROOM ONE

4.67m x 3.42m max

BEDROOM TWO

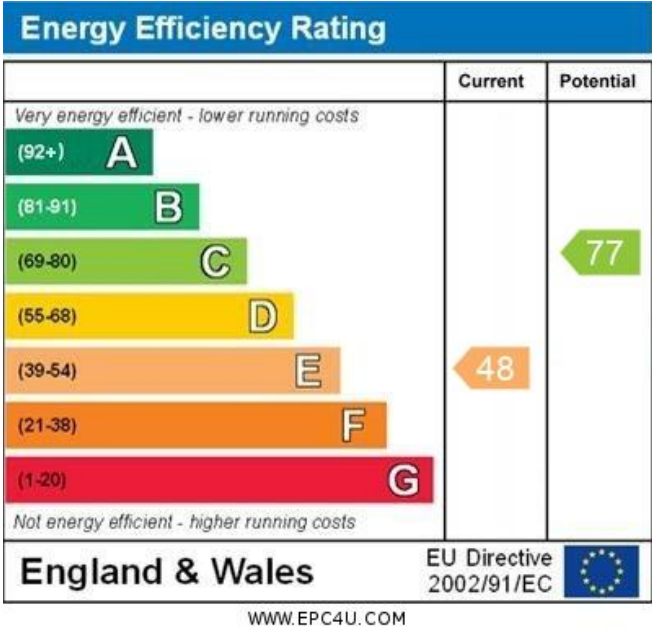
3.74m x 3.38m max

BEDROOM THREE

3.40m x 2.31m max

BATHROOM

2.39m x 2.50m max
LOFT
4.68m x 5.03m max



108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.doud9estates.co.uk
sales@doud9estates.co.uk
02476 263 660

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements