



7 ST. OSBURGS ROAD COVENTRY, CV2 4EG

£260,000
FREEHOLD

Suave is proud to present this fantastic 4-bedroom, 4-bathroom property, ideally situated for both students and professionals.

Located in a prime position, the property is within walking distance of Coventry University and the city centre, with excellent transport links, including a main bus route providing quick access to University Hospital Coventry and Warwickshire.

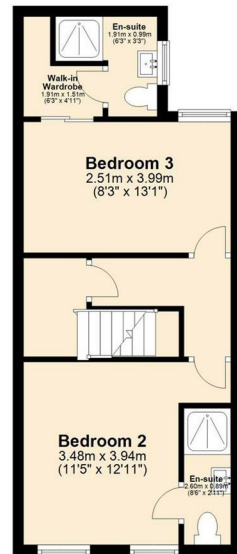
The property has been finished to a high standard throughout, ensuring a desirable living space for either homeowners or tenants. The ground floor features a spacious communal living room and kitchen area, thoughtfully designed for comfort and practicality. A convenient downstairs W/C adds to the functionality of the space. Also on the ground floor is a well-proportioned double bedroom complete with its own private

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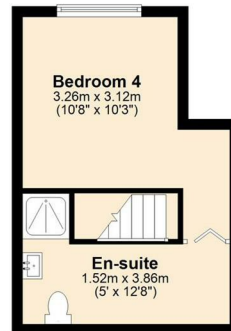
Ground Floor
Approx. 45.3 sq. metres (487.1 sq. feet)



First Floor
Approx. 37.1 sq. metres (399.0 sq. feet)

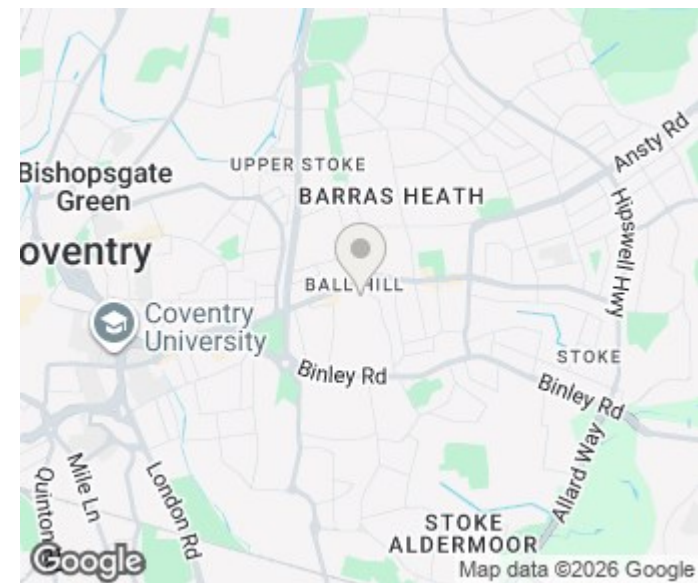


Second Floor
Approx. 21.3 sq. metres (229.0 sq. feet)



Total area: approx. 103.6 sq. metres (1115.1 sq. feet)

EPC Rating: E Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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