



2

Bedrooms

1

Bathroom

C0YE-XBQ04AJ



****No chain**2/3 Bedrooms**Close to Town**Suttons Estate Agents are delighted to present a wonderful opportunity to purchase a traditional 2/3 bedroom terraced family home situated in the highly sought-after area of Lower Stoke, Coventry.**

Prime Location: Lower Stoke is a vibrant community, just a stone's throw away from Coventry City Centre and Coventry University. This location is perfect for families, students, and professionals alike due to its proximity to a wide range of local amenities, excellent transport links, and the bustling city life.

Property Overview: The property boasts a charming and traditional terraced design, with key period features that offer a unique blend of character and modern living. The home is set over two floors, providing ample living space and flexibility.

Ground Floor: Upon entering the property, you are greeted by a welcoming entrance hallway leading to the front reception room, which can also serve as a third bedroom. This versatile space is ideal for accommodating guests or setting up a home office. The rear reception room offers a cozy setting for family gatherings and relaxation, complete with a beautiful period feature fireplace, adding warmth and charm to the room.

The fitted kitchen is well-equipped with an oven, gas hob, and space for appliances, ensuring all your culinary needs are met. The ground floor is completed by a part-tiled family bathroom, featuring a shower over the bath, providing convenience and functionality for everyday living. The boiler is located in the bathroom and is estimated to be installed in 2010 (tbc), last serviced 04/06/24.

First Floor: Rising to the first floor, you will find two spacious double bedrooms, each with built-in storage cupboards. These rooms are designed to offer maximum comfort and space, ensuring a peaceful and restful environment. The built-in storage is a fantastic feature, providing ample space to keep your belongings neatly organized.

Outdoor Space: The exterior of the property is equally impressive, with low maintenance gardens at both the front and rear. The front garden faces east, offering a bright and welcoming entrance to the home, while the rear garden faces west, providing a lovely space to enjoy the afternoon sun. These gardens are perfect for those who appreciate outdoor living but prefer minimal upkeep.

Additional Features: This property comes with several additional benefits that make it an excellent choice for potential buyers. The period feature fireplaces add a touch of historical charm, while the double glazing and gas central heating ensure a warm and energy-efficient home. The fact that there is no onward chain is a significant advantage, offering a smoother and quicker purchasing process. EPC Rating D. Internal area 64 Square meters / 688 square foot. Council Tax Band A £1530.

Local Amenities and Transport Links: Lower Stoke is known for its excellent local amenities. Within walking distance, you will find a variety of shops, supermarkets, cafes, and restaurants, catering to all your daily needs. The area is also home to several well-regarded schools, making it a great choice for families.

Transport links are another highlight of this location. With easy access to major road networks and public transport options, commuting to and from Coventry City Centre and beyond is a breeze. The nearby train station offers direct services to Birmingham, London, and other major cities, making it an ideal location for professionals who travel frequently.

Why Choose This Property?

- **No Chain:** Simplifies the buying process, reducing stress and potential delays.
- **Versatile Living Space:** The flexible layout accommodates various lifestyle needs, whether you need an extra bedroom, a home office, or a guest room.
- **Period Features:** Adds character and a unique touch to the home, distinguishing it from more modern properties.
- **Excellent Location:** Proximity to Coventry City Centre and University, making it perfect for students, professionals, and families.
- **Local Amenities:** Everything you need is within easy reach, from schools to shops and restaurants.
- **Transport Links:** Superb connectivity, ideal for commuters and frequent travelers.

Viewing Arrangements: This property is a rare find in such a desirable location, and we anticipate high levels of interest. To avoid disappointment, we highly recommend arranging a viewing at your earliest convenience. Please contact Suttons Estate Agents to schedule an appointment and experience all that this wonderful home has to offer.

Contact Us: For further details or to arrange a viewing, please contact our office. Our friendly and professional team is here to assist you with any queries you may have and to help you through the buying process.

Don't miss out on this fantastic opportunity to own a beautiful home in Lower Stoke, Coventry. Contact Suttons Estate Agents today and take the first step towards making this charming property your new home.

EPC - D

8.88 ft high ceilings.

Front reception room / bed 3 - 10.97 x 7.85

Rear reception - 11.13 x 11.96

Kitchen - 6.68 x 8.84

Front bedroom - 9.95 x 10.94


Rear bedroom - 11.15 x 12.01

Bathroom - 5.83 x 6.69



Total area: approx. 62.9 sq. metres (676.7 sq. feet)

FOR IDENTIFICATION PURPOSES ONLY
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Ribble Road, Lower Stoke, Coventry, CV3 1AW

