



9 Stoke Row, Coventry, CV2 4JQ

Price Guide £175,000

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BUY TO LET OR GREAT STARTER HOME 2 BEDROOM TERRACE beautifully redecorated to create a Cosy MOVE-IN ready Home in prime Location CV2 boasting access to City Centre, BALL HILL Shopping Parade, local Schools and Park, road/transport Links and plenty More... ***NO CHAIN***



Council Tax Band: A



A GREAT STARTER HOME or BUY TO LET

Modernised Traditional 2 BEDROOM TERRACE, beautifully decorated to create a Cosy MOVE-IN ready Home set in prime Location, CV2 boasting exceptional Amenities; access to BALL HILL Shopping Parade featuring a plethora of shops, services and restaurants, City Centre, schools including Sacred Heart Catholic Primary, Gosford Park, Stoke Park Primary and Comprehensive, Stoke Heath Primary etc, local Parks, road/transport links and plenty More... Also, great commutability to COVENTRY University and University Hospital.

Ideal for a couple or small family, it affords you Living and Dining Rooms, Kitchen, Family bathroom with shower, 2 DOUBLE Bedrooms, Gas Central Heating and Low maintenance rear Garden with PATIO and Astro-Turf.

DIMENSIONS (to widest point):

Front living room: 3.49m x 3.4m

Dining room: 3.64m x 3.4m

Kitchen: 2.67m x 1.97m

Bedroom 1: 3.49m x 3.4m

Bedroom 2: 3.68m x 3.4m.

- See floor plan -

TENURE:

- FREEHOLD.

- NO CHAIN.

- Council tax band: A.

FOR INFO:

- Council Tax Band: A

- EPC Rating: C (Certificate expiry September 2028).

- Electrical Installation Condition Report (EICR expires March 2026).

- Gas safety certificate expires: 23 May 2025.

FOR FURTHER INFORMATION & SHOWING:

Sanjay Panchal at MAISON Estates.

Buyers are recommended to undertake a survey and check catchment areas for schooling. Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck them.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order.

The photographs depict certain parts of the property. Buyers should not assume that any contents are included in the sale and that the property remains in the condition as photographed.

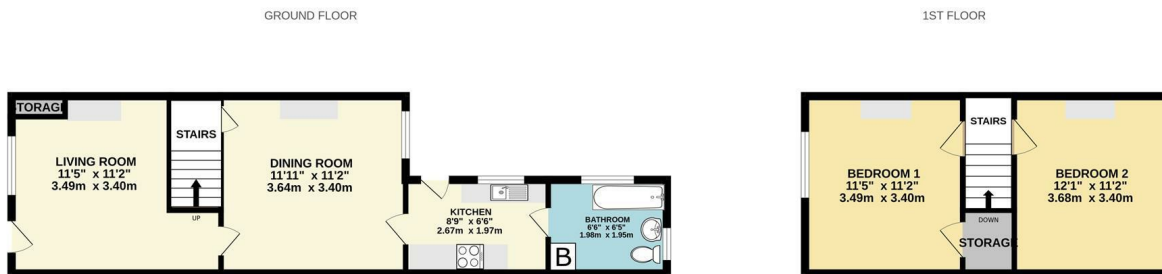
MONEY LAUNDERING REGULATIONS 2003

Potential buyers will be asked to supply formal identification once an 'offer to purchase' has been agreed.

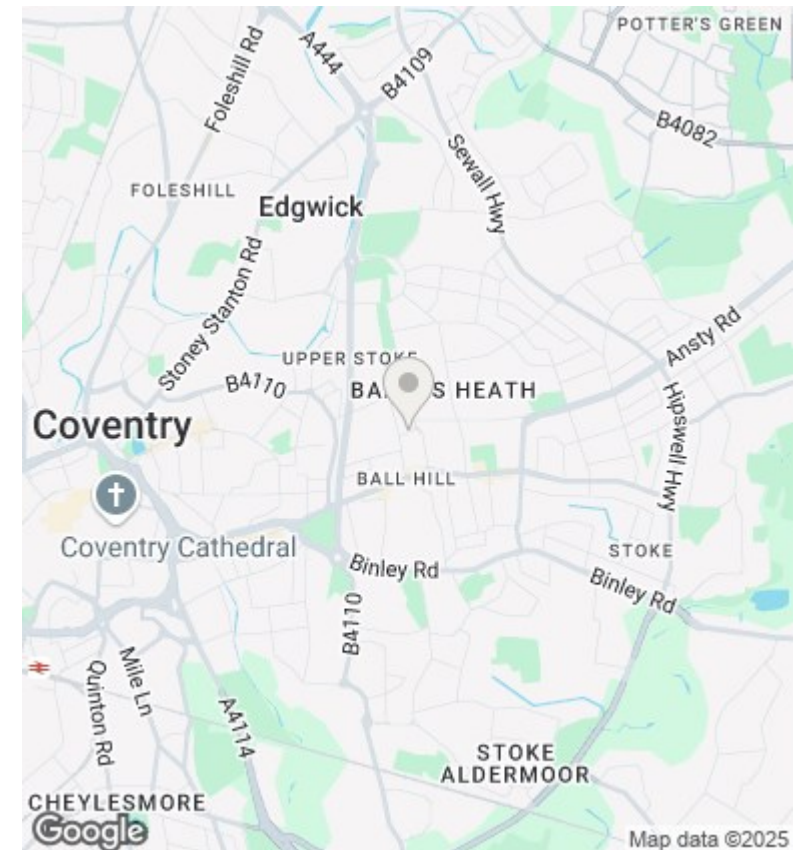
Please consult Maison Estates for further information.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 024 7667 5288 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC