



**Coopers**

Walsgrave Road, Stoke, Coventry CV2 4HG

£219,950





## Walsgrave Road

Stoke, Coventry CV2 4HG

Introducing this 3-bedroom, 1-bathroom terrace property, situated in the heart of Coventry's main student area. Perfectly suited for savvy investors and first-time buyers alike, this delightful home offers an excellent opportunity.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three bedroom property
- Modern kitchen
- Two downstairs reception rooms
- First floor bathroom
- Great location on Ball Hill
- No chain







### Ground Floor



### First Floor



Total area: approx. 95.2 sq. metres (1024.3 sq. feet)

This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

# Coopers Estate Agents

Coopers, 22 New Union Street - CV1 2HN

024 7655 2841 • sales@coopersestateagents.com • www.coopersestateagents.com/

Coopers Chartered Surveyors Ltd, 22 New Union Street, Coventry, West Midlands

CV1 2HN, 024 7655 2841, sales@coopers-cov.com. Company Registration

Number: 6725089 / VAT number: 940 3555 34