

RESIDENTIAL/DEVELOPMENT OPPORTUNITY



14 STONEY ROAD, COVENTRY, CV1 2NP

For Sale: Offers in the region of £475,000

2,778 sq ft (258.08 sq m)

Description

14 Stoney Road offers a unique chance to acquire a substantial three-storey semi-detached freehold in the sought-after Stoney Road conservation area, just south of Coventry city centre.

Within walking distance of the railway station, War Memorial Park, and city centre, it boasts excellent transport links and amenities. The property features original period charm, two reception rooms, a fitted kitchen, multiple bedrooms, a private garden and a garage.

Summary

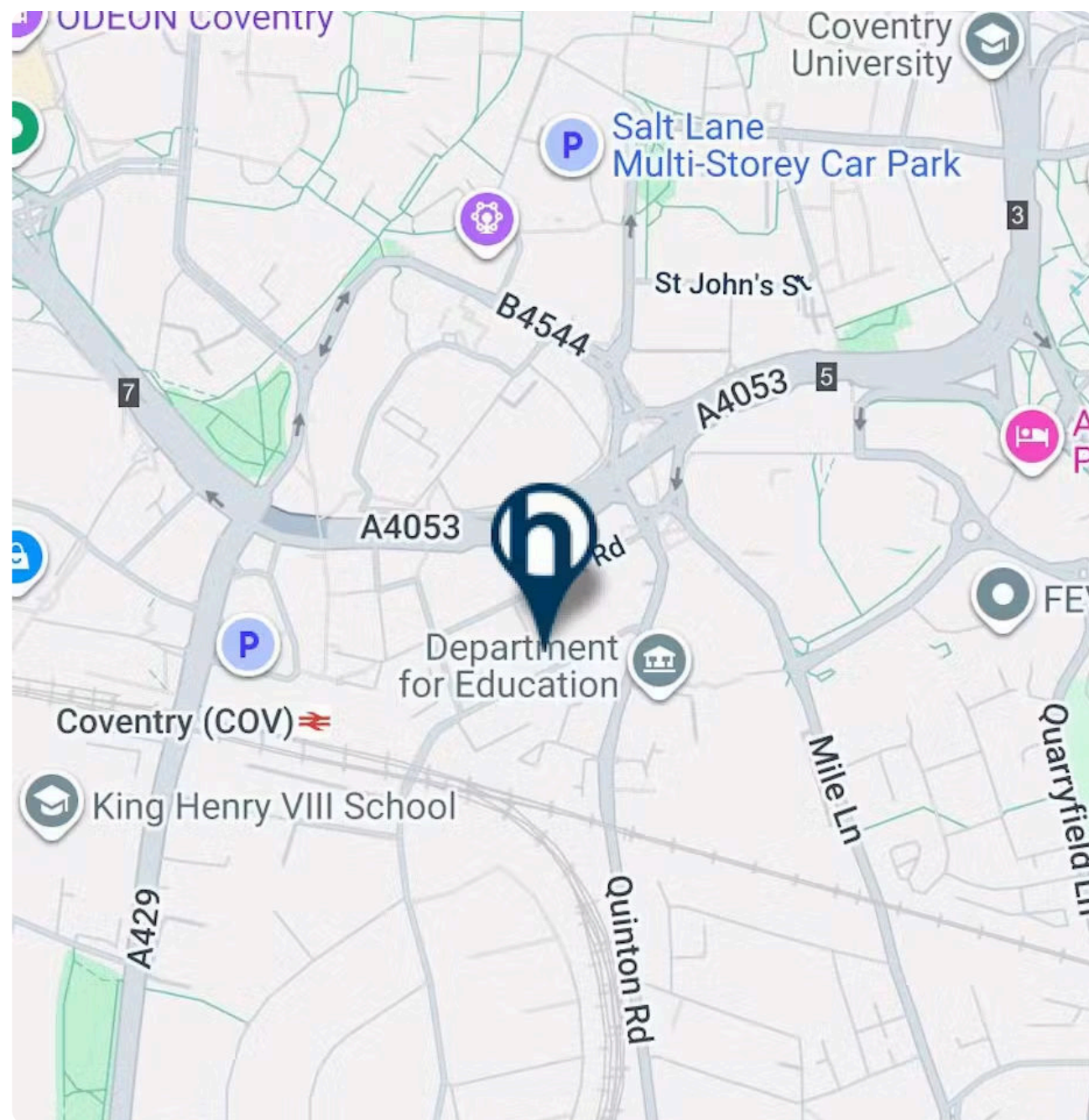
- Prime Location
- Off Road Parking
- Excellent Transport Links
- Virtual Tour - <https://my.matterport.com/show/?m=MrZoKu2DM5V>
- Two Reception Rooms
- Detached Garage
- Ideal for Re-development



Location

14 Stoney Road is perfectly situated in the sought-after Stoney Road area, just a short walk from Coventry city centre and Railway Station. This prime location blends city convenience with residential appeal, ideal for investors.

Transport links are excellent, with direct trains to London and Birmingham, proximity to the A45/M6/M69, and Birmingham Airport just 10 miles away. Local amenities, parks, shops, and top universities are all nearby. Combining a peaceful setting with central access, the property suits a range of residential/conversion uses.



Coventry

Coventry is a city in central England. It's known for the medieval Coventry Cathedral, which was left in ruins after a WWII bombing. A 20th-century replacement, with abstract stained glass, stands beside it. The collection at the Herbert Art Gallery & Museum includes paintings of local heroine Lady Godiva. A statue of her, naked on horseback, is nearby. The 14th-century St. Mary's Guildhall has a vaulted crypt.

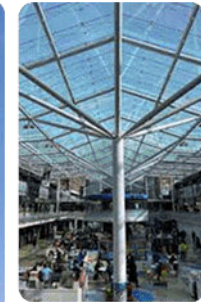
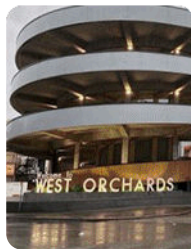
Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 km²

Coventry is the ninth largest city in England and the twelfth largest in the United Kingdom, with a population of 360,700 as of the mid-year population estimates, making it the second largest Local Authority in the West Midlands.

Coventry is a lively, multicultural city with a rich history embracing the old and new. Nowhere is this more evident than in the Cathedral Quarter where the modern architecture and ancient ruins of the two cathedrals dominate cobbled streets with bustling cafes, pubs and restaurants.



GALLERY



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GROSS INTERNAL AREA
FLOOR 1 92.2 m² FLOOR 2 97.3 m² FLOOR 3 51.3 m²
TOTAL : 240.8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ACCOMMODATION

NAME	SQ FT	SQ M
Ground	992	92.16
1st	1,047	97.27
2nd	552	51.28
Ground - Garage	187	17.37
Total	2,778	258.08

VAT

To be confirmed

SERVICE CHARGE

n/a

LEGAL FEES

Each party to bear their own costs

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent
Bromwich Hardy.

CONTACT



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