



Marlborough Road, Stoke
Asking Price £250,000



A spacious and versatile four-bedroom mid-terrace property offering excellent potential as a substantial family home or investment opportunity, situated in a well-established residential location close to Coventry City Centre, University Hospital, local schools, shops and transport links.

Offered to the market with vacant possession and no upward chain, this sizeable property features an impressive through lounge/dining room, a generous fitted kitchen, ground floor shower room and a large first floor bathroom serving four well-proportioned bedrooms. Externally, the property benefits from a low-maintenance rear courtyard garden with useful outbuilding/storage space and shared side access.

The accommodation provides flexible living space throughout and retains excellent scope for modernisation or further enhancement, making it an attractive purchase for owner occupiers and investors alike. The property also benefits from gas central heating and double glazing where specified.

Located within easy reach of a range of everyday amenities, bus routes and major road networks including the M6 and A444, the property is ideally positioned for commuters and growing families seeking generous accommodation in a convenient setting.

Please note: the shared alleyway access to the side of the property is jointly used with neighbouring properties.

Early viewing is highly recommended to appreciate the size and potential this property has to offer.

- EPC Rating: TBC
- Four bedroom mid-terrace property
- Spacious through lounge/dining room
- Large fitted kitchen with ground floor shower room
- First floor family bathroom
- Rear courtyard garden with useful outbuilding/storage
- Vacant possession with no upward chain
- Ideal family home or investment opportunity
- Shared alleyway access with neighbouring property
- Council Tax Band: B







MID-TERRACE HOUSE
 TOTAL FLOOR AREA: 1468 sq.ft. (136.4 sq.m.) approx.
 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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PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Freehold. However, prospective purchasers are advised to have this information verified by their legal representative at the earliest opportunity. All measurements are approximate, quoted in metric and provided for general guidance only. Whilst every effort has been made to ensure accuracy, they should not be relied upon for the purchase of carpets, furnishings or other items. The fixtures, fittings and appliances referred to within these particulars have not been tested and therefore no guarantee can be given as to their working condition or suitability. Photographs are provided for general information and guidance purposes only and are intended to represent the property fairly at the time of marketing. Images may include minor digital enhancement such as brightness, colour correction or sky adjustment. No structural alterations, removal of permanent features or material changes to the property have been made. Items shown within photographs may not be included within the sale unless specifically stated. Prospective purchasers are advised to carry out their own due diligence and satisfy themselves regarding all aspects of the property.

Elite Property Sterling House
 112 Walsgrave Road, Stoke, Coventry, CV2 4ED
 Tel: 024 7665 2200
 Email: info@eliteproperty.co
www.eliteproperty.co

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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC