



 2
Bedrooms

 2
Bathrooms



****NO CHAIN**CV1/Close to City Centre**Two Bathrooms**Extended**** Welcome to your new home! Suttons Estate Agents is delighted to present this charming and extended two-bedroom, two-bathroom mid-terrace family home located in a highly sought-after area of Coventry. This property combines comfort, convenience, and potential, making it an excellent choice for first-time buyers, growing families, or investors looking to add to their portfolio.

Property Overview:

Upon entering this lovely home, you are greeted by a welcoming entrance porch that leads to a hallway. The front reception room is perfect for relaxing or entertaining guests, featuring an understairs storage cupboard and a stylish electric fireplace that adds a cozy touch to the space.

The heart of the home is undoubtedly the extended kitchen/diner. This area boasts a fitted kitchen with ample space for appliances, making it a functional and attractive space for cooking and dining. The extension not only provides additional living space but also floods the area with natural light, creating a bright and airy atmosphere. The ground floor also includes a convenient W/C with a shower, ideal for guests or quick refreshes.

First Floor:

Moving upstairs, you will find two generously sized double bedrooms. The master bedroom benefits from built-in storage, providing ample space for your wardrobe and belongings. The second bedroom is equally spacious, offering versatility for use as a guest room, child's bedroom, or home office. The part-tiled family bathroom on this floor is well-appointed and ready for your personal touch.

Outdoor Space:

One of the standout features of this property is the outdoor space. The front of the property offers a driveway, providing off-street parking for your convenience. To the rear, you will find a low-maintenance east-facing garden, perfect for enjoying your morning coffee or hosting summer barbecues. The garden also includes a brick-built shed, ideal for storage or potential use as a workshop.

Additional Features:

This home comes with several additional features that enhance its appeal. The extension has a new roof, ensuring durability and peace of mind. The property is equipped with a modern boiler, contributing to efficient heating and hot water supply. Importantly, the property is offered with no onward chain, allowing for a smooth and swift purchase process.

Location:

Situated in a prime location, this property offers excellent amenities within close proximity. Coventry City Centre is just a short distance away, providing access to a wide range of shops, restaurants, and cultural attractions. Coventry University and the train station are also nearby, making this location ideal for students and commuters alike. For those needing to travel further afield, the A444, A45, and M6 are easily accessible, along with major employers such as Jaguar Land Rover.

Potential:

While the property is ready to move into, it would benefit from some cosmetic updates, allowing you to put your own stamp on your new home. This has been attractively reflected in the pricing, offering a fantastic opportunity to invest in a home with great potential.

Conclusion:

In summary, this two-bedroom, two-bathroom extended mid-terrace home is a wonderful opportunity to acquire a property that combines space, location, and potential. Whether you are looking to step onto the property ladder, find a family home, or make a smart investment, this property ticks all the boxes. Contact Suttons Estate Agents today to arrange a viewing and see for yourself the many benefits this home has to offer.

Good to know:

Probate granted

EPC and Floor plan to be provided soon,

Council Tax Band - A - £1530 pa.

Water meter located in the kitchen.

Internal floor area - TBC

If modernised we estimate its worth around £195/200K and will rent for £900-£950pcm.

Boiler located in bedroom 1, installed in 2019.

Loft - access via the landing, with light, pull down ladder, part board.

Measurements in foot:

Porch – 5.10 x 2.63

Lounge -13.79 x 12.05

Kitchen/diner – 17.48 x15.17

Ground floor W/C – 7.84 x 3.24

Bedroom 1 – 12.05 x 10.28

Bedroom 2 – 12.52 x 8.51

Bathroom – 9.51 x 6.48

