



 4  
Bedrooms

 2  
Bathrooms





Suttons Estate Agents is delighted to present this charming four-bedroom end-of-terrace family home, perfectly situated in the sought-after area of Cheylesmore. This property offers an excellent blend of convenience, comfort, and investment potential, making it an ideal choice for families and investors alike.

#### Property Overview:

Upon entering the property, you are greeted by a welcoming entrance hallway that leads into a bright and spacious front reception room. This room serves as a perfect space for family gatherings or quiet evenings in, offering a warm and inviting atmosphere.

The heart of the home is the large, well-appointed kitchen/diner. This space is designed for both functionality and style, featuring modern fittings and ample room for a dining table, making it the perfect spot for family meals and entertaining guests.

The ground floor also includes a convenient shower room and a versatile bedroom, which can be used as a guest room, home office, or additional living space.

#### First Floor:

Rising to the first floor, you will find two generously sized double bedrooms and a comfortable single bedroom. Each room is designed to provide a peaceful retreat, with plenty of natural light and space for storage.

The family bathroom on this floor is tastefully decorated and equipped with modern amenities, ensuring a relaxing and comfortable experience for the whole family.

#### Loft and Central Heating System:

The loft has a velux window, providing a bright and functional space. On opening the loft hatch, a fold-down ladder can be accessed with the assistance of a rod in the corner. Additionally, there is extra storage space in the loft.

The property features a brand new central heating system fitted with a new boiler and radiators just 2 years ago, and it comes with a 15-year warranty. The certificate for this system is available.

#### Outdoor Space:

The property boasts a low-maintenance rear garden, perfect for outdoor dining, gardening, or simply enjoying the fresh air. The garden also includes a garage, providing additional storage or parking space. The garage is well-equipped with plenty of lighting, power sockets, shelving, and a workbench. The flat roof of the garage was completely replaced 2 years ago, and the guttering and valleys were cleared and cleaned in June 2024.

To the front of the property, a paved driveway offers off-road parking, and there is convenient side access to the rear garden.

#### Additional Features:

This home benefits from double glazing and gas central heating, ensuring a warm and energy-efficient living environment. The property is offered with no onward chain, adding to its appeal for those looking for a straightforward purchase process.

#### Location:

Located in Cheylesmore, one of Coventry's most desirable areas, this home is perfectly positioned for both work and leisure. The property is within walking distance of Quinton Park shopping parade, which offers a variety of shops, cafes, and essential services. Additionally, the nearby Quinton Park provides a beautiful green space for outdoor activities and relaxation.

For those who need to commute, the city centre and train station are easily accessible, making this an ideal location for professionals and families alike.

#### Investment Potential:

Currently, the property is rented to a family on an Assured Shorthold Tenancy (AST) agreement, generating a monthly income of £1,600. The current 12-month AST is set to end on 06/08/24, at which point it will continue on a monthly rolling contract. This provides an excellent opportunity for investors looking for a property with an existing income stream.

#### Energy Efficiency and Council Tax:

The property has an Energy Performance Certificate (EPC) rating of D, indicating a good level of energy efficiency. The council tax band is C, with an annual charge of approximately £2,040.


#### Conclusion:

This four-bedroom family home in Cheylesmore is a rare find, offering a combination of spacious living, modern amenities, and a prime location. Whether you are a family looking for a comfortable and convenient place to call home, or an investor seeking a property with strong rental potential, this home is sure to meet your needs.

With its excellent location, modern features, and no onward chain, this property is expected to attract a lot of interest. Don't miss out on the opportunity to make this wonderful house your new home. Contact Suttons Estate Agents today to arrange a viewing and take the first step towards securing this fantastic property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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