


Offers in the region of £230,000
Harris Road, Stoke, Coventry, CV3 1GU



 **3**
Bedrooms

 **1**
Bathroom

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Suttons Estate Agents is delighted to offer this charming and extended three-bedroom mid-terraced family home, located in the popular residential area of Stoke, Coventry. Positioned just off Binley Road, this property benefits from its prime location, offering convenience and accessibility to a range of amenities and transport links, making it an ideal choice for families, professionals, and investors alike.

Upon entering the home, you are welcomed by a wide entrance hallway that sets the tone for the spacious and well-laid-out interior. The through lounge/diner is a standout feature, boasting a beautiful bay window that floods the room with natural light, creating a warm and inviting atmosphere. This space is perfect for both relaxing with family and entertaining guests. The gas fireplace adds a cozy touch, and the doors leading to the rear garden allow for an easy indoor-outdoor flow, perfect for summer gatherings.

The fitted kitchen is practical and well-equipped, featuring an oven, gas hob, and ample space for appliances. Whether you are a seasoned chef or enjoy occasional cooking, this kitchen caters to all your needs. The thoughtful layout ensures that you have plenty of storage and worktop space, making meal preparation a breeze.

As you make your way to the first floor, you will find two double bedrooms, each offering a comfortable and restful space. The master bedroom benefits from built-in storage, providing ample space for your belongings while keeping the room clutter-free. The second double bedroom is equally spacious and versatile, perfect for children, guests, or a home office. The single bedroom is ideal for a child's room or a study, offering flexibility to suit your lifestyle needs.

The fully tiled bathroom is modern and stylish, featuring a shower over the bath, making it both functional and relaxing. Whether you prefer a quick shower or a leisurely soak, this bathroom accommodates both preferences.

Outside, the property boasts low maintenance gardens to both the front and rear. The front garden adds curb appeal, while the south-west facing rear garden is a private oasis. Featuring paving and astro turf, the rear garden is perfect for outdoor dining, playing with children, or simply enjoying the sunshine. The brick-built garage provides excellent storage solutions and offers the potential for a workspace, making it ideal for DIY enthusiasts or those needing extra room for hobbies.

Additional features of this property include double glazing and gas central heating throughout, ensuring comfort and energy efficiency year-round. The loft space is part-boarded with a pull-down ladder, offering additional storage or the potential for further development, subject to relevant permissions.

This home is offered with no onward chain, simplifying the buying process and allowing for a quicker move-in. With an EPC rating of C and a Council Tax Band A (£1,530), this property is not only charming but also cost-effective to maintain.

The location of this property is a significant advantage. Stoke is a well-established residential area with a strong sense of community. The property is within easy reach of local convenience stores, Lidl, Iceland, and the Coventry Building Society, ensuring that your daily needs are met with ease. Families will appreciate the proximity to reputable schools such as Aldermoor Farm, Gosford Park, Sacred Heart, and Blue Coat School, providing excellent educational opportunities for children of all ages.

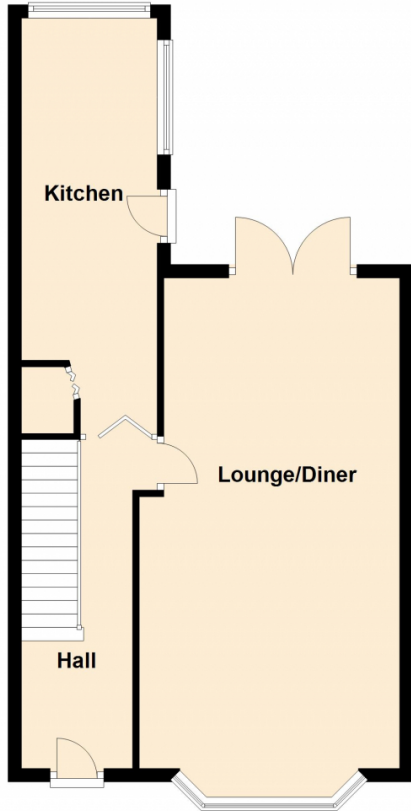
For those needing to commute, the property offers easy access to major roads such as the A444, A45, and A46, facilitating straightforward travel to surrounding areas. Walsgrave Hospital, Coventry City Centre, the train station, and the university are all easily accessible, making this location perfect for both work and leisure.

Room Measurements

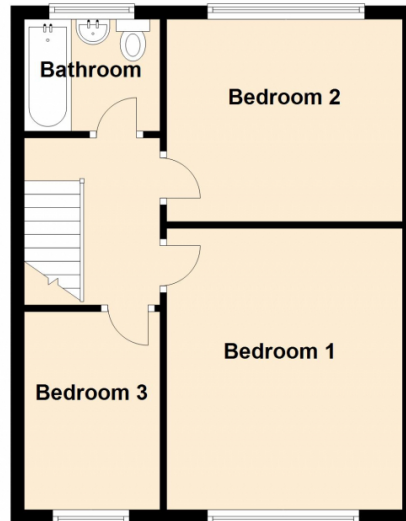
- **Lounge/Diner:** 23.87 x 11.63 ft
- **Kitchen:** 20.97 x 6.38 ft
- **Bathroom:** 6.04 x 5.64 ft
- **Bedroom 1 (Front):** 10.77 x 12.06 ft (with built-in storage)
- **Bedroom 2 (Rear) :** 11.69 x 11.29 ft
- **Bedroom 3 (Front):** 8.65 x 7.35 ft

In summary, this extended three-bedroom mid-terraced family home in Stoke, Coventry, offers a perfect blend of comfort, convenience, and potential. With its spacious interior, low-maintenance gardens, and excellent location, it is a property that is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this charming house your new home. Call Suttons Estate Agents now to arrange a viewing and experience all that this property has to offer.

Ground Floor




First Floor



Total area: approx. 90.6 sq. metres (975.6 sq. feet)

FOR IDENTIFICATION PURPOSES ONLY
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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