



3

Bedrooms



2

Bathrooms



Suttons Estate Agents are delighted to present this well-presented three-bedroom family home with a versatile loft room, offering spacious living and modern upgrades. Situated on Henley Road, this property is ideal for families, first-time buyers, and investors alike.

Upon entering, the welcoming hallway leads into a bright and airy living room, stretching over 26 feet, providing ample space for both relaxation and dining. The kitchen, thoughtfully designed with generous worktop space and storage, extends over 19 feet and offers a practical and stylish cooking area. Throughout the home, newly fitted carpets and flooring enhance the fresh and modern feel.

Upstairs, there are three well-proportioned bedrooms, all neutrally decorated, along with a contemporary family bathroom. The loft room provides additional flexible space, perfect for a home office, guest bedroom, or playroom.

The property benefits from full double glazing, ensuring energy efficiency and comfort throughout the year. Externally, there is a private rear garden, ideal for outdoor entertaining, along with an outdoor WC and a useful storage shed. The front driveway accommodates two cars, adding to the convenience of this home.

Located just a five-minute drive from the M6, the property is well-positioned for commuters while being close to local amenities, schools, and public transport links.

Measurements (in ft)

Ground floor -

Hallway 5.4 - 13.17

Living room 11.29 - 26.56

Kitchen 6.23 - 19.48

Landing 6.36 - 8.90

First and Second Floor -

Bathroom 6.27 - 5.86

Bed 1 12.15 - 10.31

Bed 2 12.00 - 9.80

Bed 3 7.02 - 8.97

Loft room 14.18 - 17.12

Outdoors -


Outside wc 2.46 - 4.40

Shed 7.26 - 9.08

- Three well-proportioned bedrooms plus a spacious loft room
- Bright and airy living room (11.29ft x 26.56ft) with ample space for dining
- Modern kitchen (6.23ft x 19.48ft) with generous storage and workspace
- Contemporary family bathroom (6.27ft x 5.86ft)
- Private rear garden – perfect for outdoor entertaining
- Front drive for two cars
- Additional outdoor WC & storage shed

Viewing is highly recommended to appreciate the space and potential this home has to offer. Contact Suttons Estate Agents today to arrange an appointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Henley Road, Coventry, CV2

