

## 26 Sullivan Road

Wyken, Coventry, CV6 7JR

**\*\* JUST REDUCED \*\*** A traditional style mid-terraced property situated within this popular side-road, close to Sewall Highway. Offered with immediate vacant possession, the property does require some tidying and full redecoration and has therefore been competitively priced and should appeal to first time buyers. With both gas heating and double glazing, the property enjoys a front driveway (no dropped kerb) together with a good-sized southwest facing rear garden. Comprising porch, entrance hall, through lounge/diner, three bedrooms and a bathroom. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

### SETTING

Sullivan Road lies within a popular side-road, an ideally situated position, well served by a wide range of first class amenities including various daily shops and superstores, schools for all ages and transport services. The location is perfect for the M6/M69 junction, enabling easy access to the midland motorway network and also the University Hospital.

£179,950

# 26 Sullivan Road

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- SINGLE BAYED MID-TERRACE
- SUNNY REAR ASPECT
- AVAILABLE WITH NO CHAIN
- REQUIRES FULL REDECORATION
- POTENTIAL TO EXTEND (STPP)
- CLOSE TO SEVERAL AMENITIES
- GAS HEATING, DOUBLE GLAZING
- MODERN GAS BOILER

## ON THE GROUND FLOOR

### Porch

5'4" x 2'1" (1.64m x 0.64m )

### Entrance Hall

12'2" x 5'4" (3.72m x 1.64m )

### Through Lounge/Diner

22'7" plus bay x 11'4" (6.90m plus bay x 3.46m )

### Kitchen

8'5" min x 6'4" (2.59m min x 1.95m )

## Bedroom No.2

11'2" x 10'4" (3.41m x 3.15m )

## Bedroom No.3

7'7" x 6'4" (2.32m x 1.94m )

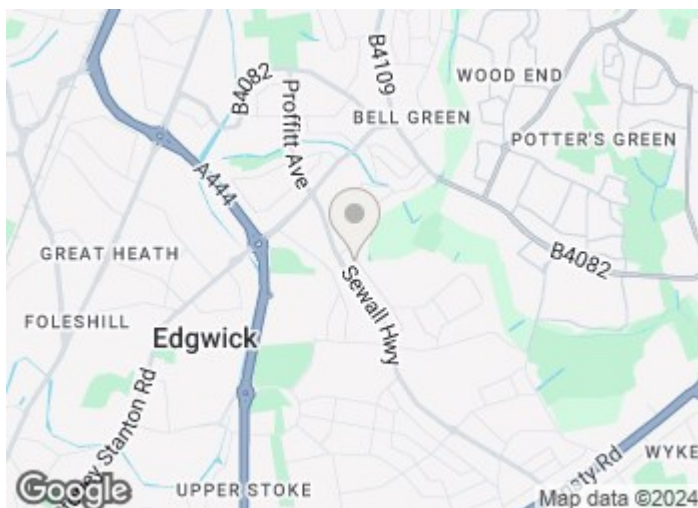
## Bathroom

5'4" x 6'4" (1.63m x 1.94m )

## ON THE FIRST FLOOR

### Bedroom No.1

10'11" x 10'5" (3.35m x 3.18m )



[Directions](#)





# Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	