



Trusted  
Property Experts



Sutherland Avenue  
Eastern Green CV5 7ND



# Sutherland Avenue

## CV5 7ND

\* 3 BEDROOM TERRACE \* CURRENTLY LET TILL 25TH OCTOBER 2025 \* GAS CH & DOUBLE GLAZED \* REAR CAR ACCESS CONCRETE GARAGE \* NO UPWARD CHAIN

Nestled in the sought-after area of Mount Nod, Coventry, this charming mid-terrace house on Sutherland Avenue presents an excellent opportunity for both investors and families alike. Spanning a comfortable 743 square feet, the property boasts three bedrooms, making it ideal for those seeking space and comfort.

The ground floor features a welcoming open plan L shaped lounge/ dining room perfect for relaxation or entertaining guests. The layout is practical and functional, ensuring that every corner of the home is utilised effectively. The property also includes a fully tiled bathroom with shower.

One of the standout features of this home is the rear car access, which leads to a concrete sectional garage. This is a rare find in residential properties and adds significant value, providing secure parking or additional storage space.

Currently let until 25th October 2025, this property offers a steady rental income for investors, while also presenting a potential home for future buyers. The absence of any upward chain ensures a smooth transition for the next owner, making this an attractive proposition.

Situated in a popular residential location, the house is conveniently close to local amenities, schools, and parks, enhancing its appeal for families. Whether you are looking to invest or find a new home, this property on Sutherland Avenue is certainly worth considering.

selling quality  
property since 1995















## Dimensions

OPEN PLAN LOUNGE/  
DINING ROOM

6.10 x 5.30

FITTED KITCHEN

2.50 x 2.50

REAR UPVC DOUBLE  
GLAZED LOBBY

1.30 x 3.30

LANDING

BEDROOM ONE

3.20 x 2.58

BEDROOM TWO

2.80 x 2.58

BEDROOM THREE

2.29 x 2.62

FULLY TILED  
BATHROOM WITH  
SHOWER

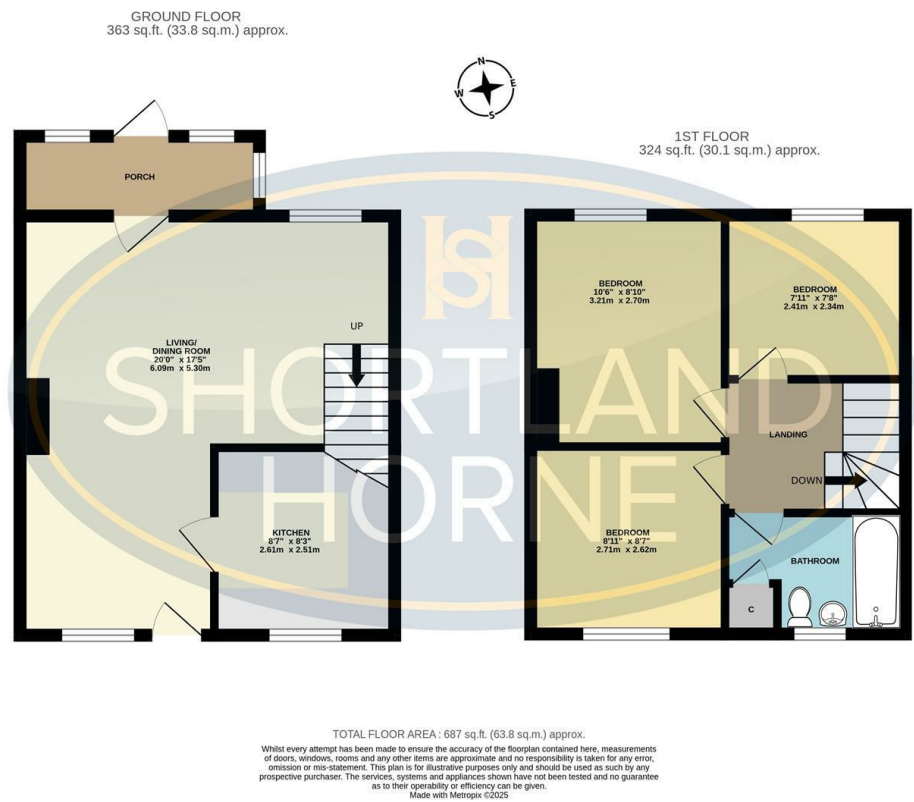
1.60 x 1.78

REAR CAR ACCESS  
CONCRETE  
SECTIONAL GARAGE





# Floor Plan



Total area: 687.00 sq ft

**Disclaimer**

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

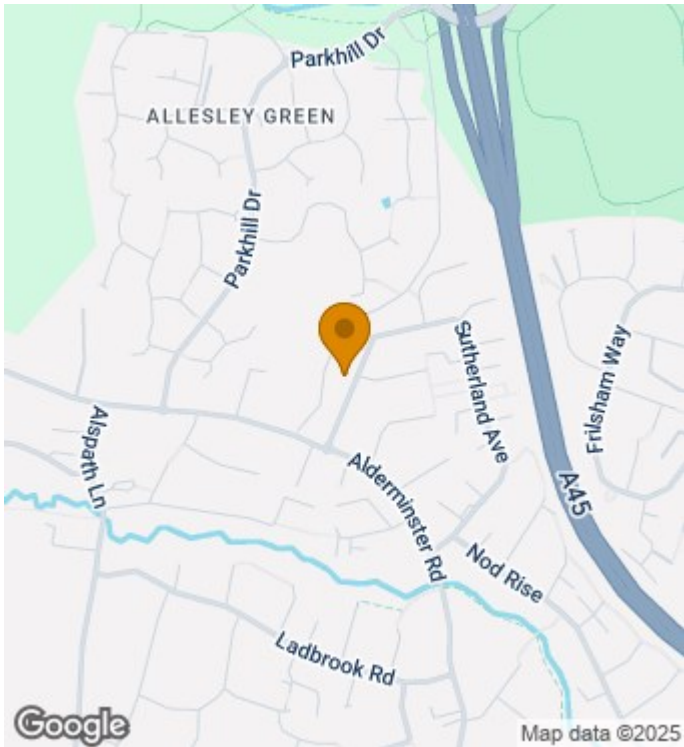
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

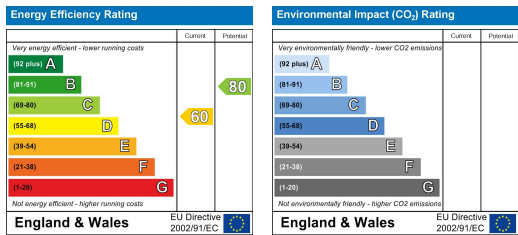
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship you are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

# Location Map



# EPC



Trusted  
Property Experts