



36 Sunnybank Avenue, Coventry
Coventry



Offers Over **£100,000**



36 Sunnybank Avenue

Coventry, Coventry

This first-floor two-bed maisonette is perfect for first-time buyers, investors, and developers seeking a promising investment opportunity.

Council Tax band: A

Tenure: Leasehold

- First-Floor Two-Bed Maisonette
- ****Fantastic Potential Development in the side garden****
- Investment potential in popular area
- Low-cost investment
- 3 garages to the rear
- Close proximity to Amenities
- Excellent Transport Links



36 Sunnybank Avenue

Coventry, Coventry

An exceptional development opportunity awaits at 36 Sunnybank Avenue, an ideally located property with tremendous potential in a sought-after area of Coventry. This first-floor two-bed maisonette is perfect for first-time buyers, investors, and developers seeking a promising investment opportunity.

The property features central heating, two spacious bedrooms, a lounge, kitchen, and bathroom. Additionally, there is a garden and the exciting potential to develop the side garden into a new property. Accessed via a front walkway to the entrance at the side of the building, the maisonette occupies the first and second floors. Upon entering, you ascend the stairs to the first-floor hallway, where you'll find the lounge facing the front, a family shower room, and a kitchen to the left. The master bedroom is conveniently located directly ahead, with the second floor accessible via the stairs leading to the second bedroom.



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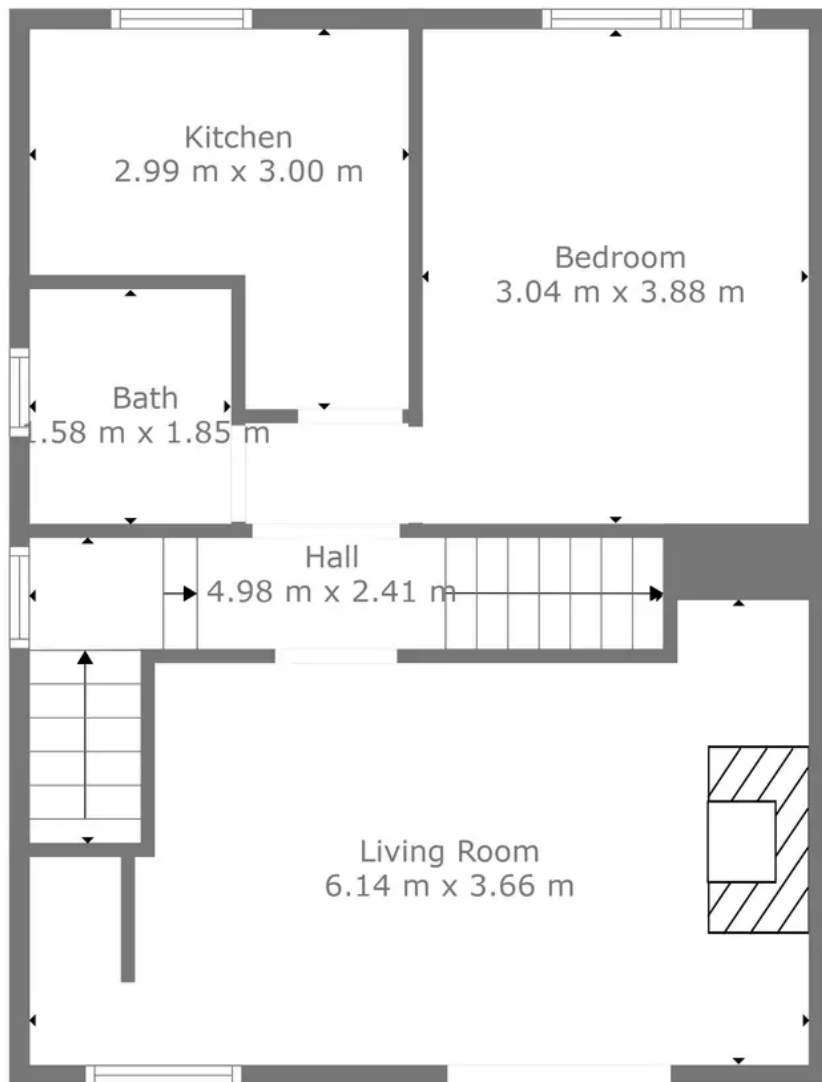
Included with the property are garages numbered 157, 158, and 159, along with a side garden that holds the potential for development. We encourage you to make inquiries with the Coventry City Council regarding planning permissions and regulations.

Potential Development:

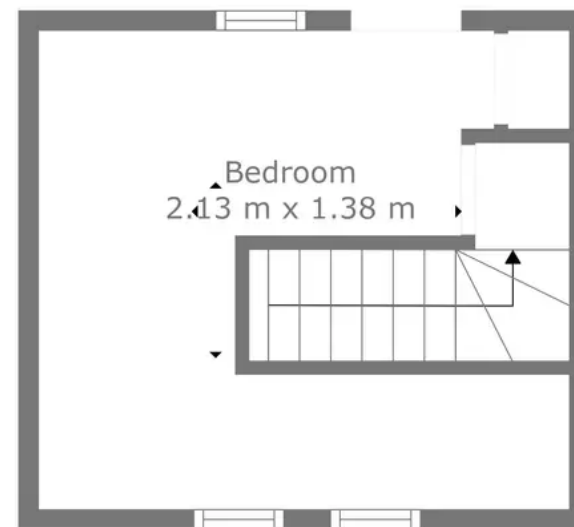
The property lease also includes a side garden that holds tremendous potential for the construction of a standalone 2–3-bedroom residence, subject to obtaining planning permission. With ample space for gardens and more, this is a promising opportunity for developers seeking to maximize the property's potential.

The lease for this property was created on December 3rd, 2002, for a term of 99 years, with a ground rent payable at £150 per year, doubling every 25 years.





Floor 1



Floor 2

GROSS INTERNAL AREA
Below Ground: 50 m², FLOOR 2: 16 m²
TOTAL: 66 m²

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



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