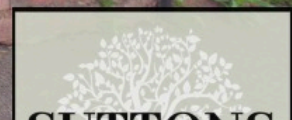




 **3**  
Bedrooms

 **1**  
Bathroom





Suttons are proud to offer for sale a three bedroom end of terraced family home in the popular residential area of Court House Green. The area boasts a wealth of local amenities and transportation links such as easy access to A444, M6, AT7 sport centre, Gallagher retail park with shops such as Aldi and Starbucks, 11 min drive to Walsgrave Hospital or 22 min by public transport, along with a number of schools close by, all making this a great family home or investment.

Briefly comprising of entrance hallway with traditional Minton tiles, open plan lounge/diner with sliding patio doors leading to the rear garden, fitted kitchen with oven, gas hob and space for appliances. Rising to the first floor are three bedrooms (two doubles and a single box room), and a tiled family bathroom.

Outside to the front you have a raised low maintenance garden with steps to the front door, the front might be something you turn into off road parking (subject to planning), side access and then a great size rear garden that is west facing so you get the afternoon sun, the garden is paved with a wooden shed to the rear, there is gated rear access which again could look to serve as further off road parking with some minor changes. Overall the property would benefit from updating and attention in areas, so we have priced the property sensibly to reflect this.

See the virtual 360 viewing tour before booking a viewing to formalise yourself with the property.

**Good to know:**

Boiler - Located on the landing - Combi boiler - Brand: Main. Installed: Dec 2023, serviced each year.

EPC - D

No Onwards Chain.

Rear garden - West facing

Front door - East facing.

Street Parking.

Reason for sale: Landlord selling.

Council Tax Band B - £1877 pa.

If the property was modernised in areas - we expect a rental amount of £1150pcm - £1200pcm.

Potential gross rental yield of 7.58%

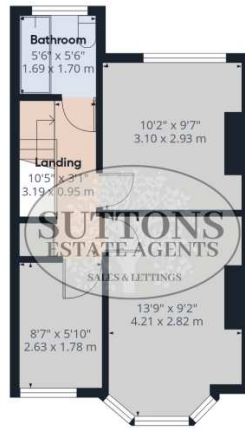
Current gas safety cert valid to Nov 2026 and EICR until Oct 2026.

Freehold

See the floor plan for measurements.



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
692 ft<sup>2</sup>  
64.4 m<sup>2</sup>

**Reduced headroom**  
9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Coventry, CV6

