 **2**
Bedrooms

 **2**
Bathrooms





Suttons Estates are delighted to offer for sale this spacious two double bedroom semi-detached family home, built in 2022 and still benefiting from the remaining NHBC warranty.

The property is ideally located close to a range of local amenities including Alderman's Green Industrial Estate, Wyken Slough Nature Reserve, well-regarded primary and secondary schools, excellent public transport links, and easy access to the M6 motorway.

The accommodation briefly comprises an entrance hallway, a modern fitted kitchen/diner with oven, gas hob and space for appliances, ground floor WC, and a lounge with doors opening onto the rear garden. To the first floor there are two double bedrooms, with the front master bedroom benefiting from a built-in storage cupboard, and a part-tiled family bathroom with shower over the bath.

Outside, the property benefits from two parking spaces to the front, side gated access to the rear garden, which is partly paved and mainly laid to lawn, along with a wooden shed providing additional storage.

Further features include double glazing, gas central heating, and a combi boiler.

Please view our virtual 360° tour, then contact the office to arrange a viewing. We are conducting viewings before the Easter Bank Holiday, as well as during our open house on Thursday 9th April. Please call to book your time slot.

Good to know:

Vendors position - Relocating and searching for a property, so there will be a chain.

Tenure - Freehold

Expected Estate charges - Once the management company officially takes over, there will be an annual service charge of £120 pa. Expected Autumn 2026. The fee is subject to the price index. Your solicitors will advise in further detail regarding this on receipt of them receiving the draft contracts.

- Road surfacing - Complete
- Drainage adoption - Autumn 2026 (estimated)
- Streetlights - Autumn 2026 (estimated)
- Greenspace - Complete
- Management company take-over - Autumn 2026 (estimated)

EPC - B

Internal area - 59 Square meters / 635 square foot.

Rear Garden - East Facing

Front Door/Kitchen/front bedroom - West Facing.

Boiler - located in the kitchen - serviced yearly. Brand: Ideal.

Loft - accessed via the landing, no ladder, not boarded.

Fuse box / Consumer unit - located in the storage cupboard in the front bedroom.

The heating control panels allows for split heating temperatures from the ground or first floor making the property efficient.

Built in 2022 by KeepMoat Homes and with NHBC Warranty.

Water Meter located in the street.

Council Tax Band - A. - £1,609 pa.



Ground Floor



Floor 1

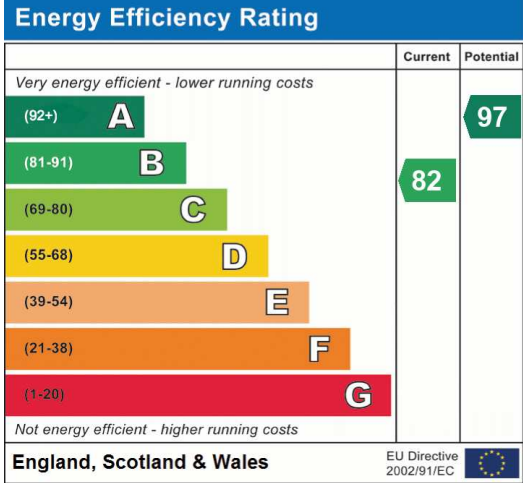


Approximate total area^m
593 ft²
55.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360



Address: Coventry, CV2

