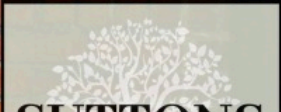




 **2**
Bedrooms

 **1**
Bathroom





NO CHAINSuttons Estate Agents are proud to present this fantastic opportunity to acquire a well-positioned two-bedroom mid-terraced home, ideally located within the ever-popular Poets Corner area of Coventry. Perfectly suited for first-time buyers looking to step onto the property ladder or investors seeking a strong addition to their portfolio, this home offers a blend of immediate comfort and exciting future potential.

Situated just off Binley Road and Tennyson Road, the property enjoys a quiet residential setting while remaining within easy reach of Coventry City Centre. This balance between peaceful living and urban convenience is a key factor that continues to drive demand in this area. Whether commuting, shopping, or enjoying leisure time, everything is within close proximity.

Upon arrival, the property benefits from a low-maintenance front garden. This space not only provides kerb appeal but also presents an excellent opportunity for those looking to create off-road parking, subject to the necessary planning permissions. This is a highly desirable feature in the area and could significantly enhance both convenience and value.

Internally, the property is well laid out and offers a practical and welcoming living space. You are first greeted by an entrance porch, ideal for coats and shoes, which leads into the main hallway. From here, the home opens into a spacious through lounge and dining area. This dual-aspect room is enhanced by a charming bay window to the front, allowing natural light to flood the space and create a bright, airy atmosphere.

The lounge/diner provides ample room for both relaxing and entertaining. Whether hosting guests or enjoying a quiet evening in, the layout offers flexibility to suit a variety of lifestyles. The flow of the space makes it particularly appealing for modern living, with clear zones for seating and dining.

To the rear of the property, the open-plan kitchen offers a practical and functional space. It is fitted with an oven and gas hob and provides space for additional appliances. The layout is efficient, with good worktop and storage provision, and there is scope for future modernisation to truly personalise the space.

Moving upstairs, the property continues to impress with two double bedrooms. With the front master offering excellent proportions. The family bathroom is fully tiled and features a bath with a shower over, providing both practicality and convenience. It is well-maintained and functional, with scope for future updates if desired.

Externally, the rear garden is a standout feature of this home. Facing west, it enjoys sunlight throughout the afternoon and into the evening, making it perfect for outdoor relaxation, entertaining, or gardening. The generous length of the garden adds to its appeal, offering space that is increasingly hard to find in similar properties.

At the far end of the garden, there are two wooden sheds providing useful storage solutions. Beyond this, the property benefits from rear vehicle access, which opens up further possibilities for parking or development. This feature adds significant flexibility and is highly attractive for buyers seeking additional usability.

The property is fully double glazed and benefits from gas central heating throughout. The combi boiler has been regularly maintained and serviced, providing peace of mind for prospective buyers and ensuring efficient heating and hot water supply.

One of the most compelling aspects of this property is its potential. Subject to planning permissions, there is clear opportunity to extend the property to the rear, create a loft conversion with a dormer, or develop the front garden into a driveway. These enhancements could significantly increase both the living space and overall value of the home, making it an excellent long-term investment.

Location is always key, and this property does not disappoint. Poets Corner remains one of Coventry's most desirable residential areas due to its accessibility and amenities. Coventry City Centre is just a short distance away, offering a wide range of shops, restaurants, and entertainment options.

For everyday essentials, the property is conveniently located near Lidl, Iceland, and a variety of local convenience stores. The nearby Millpool Public House provides a great spot for socialising, while local schools make this an appealing choice for families.

Transport links are another major advantage. The property offers easy access to the M6 motorway, making commuting straightforward for those travelling further afield. University Hospital Coventry and Warwickshire (Walsgrave Hospital) is also less than a 15-minute drive away, making this an ideal location for healthcare professionals.

This combination of location, space, and potential makes the property particularly attractive to a wide range of buyers. First-time buyers will appreciate the opportunity to personalise and grow into the home, while investors will recognise the strong rental demand in the area and the potential for future capital growth.

To fully appreciate what this property has to offer, we strongly recommend taking advantage of the available virtual 360 tour. This allows you to familiarise yourself with the layout and space before arranging a physical viewing. Once you have explored the property virtually, please contact Suttons Estate Agents to arrange your in-person viewing.

Opportunities like this, in such a well-connected and desirable area, are always in high demand. Early interest is expected, so do not delay in securing your viewing.

Good to know:

Loft - insulated.

Boiler - located in the loft space, maintained and serviced regularly.

Rear garden - West Facing.

Front door - East Facing.

EPC Rating - D

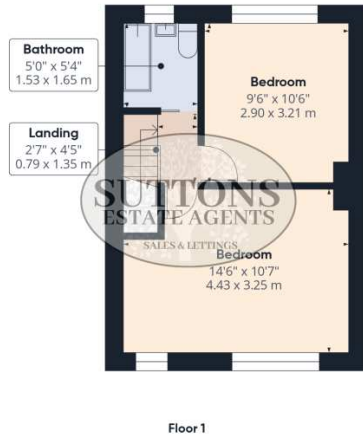
Council Tax Band - B

Internal area - 60 Square Meters / 645 Square foot.

Reason for sale: Landlord selling.

No onwards Chain

Measurements found on the floorplan



Approximate total area⁽¹⁾
598 ft²
55.6 m²

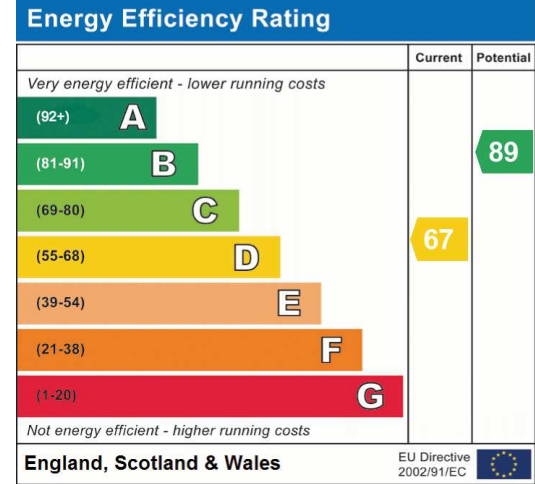
Reduced headroom
2 ft²
0.2 m²

(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



Address: Lord Lytton Avenue, Poets Corner, Coventry, CV2 5JT

