

Offers over £235,000
Holyhead Road, Coundon, Coventry, CV5 8LH



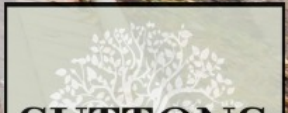
3

Bedrooms



1

Bathroom



Offers over £235,000
Holyhead Road, Coundon, Coventry, CV5 8LH



Recently Refurbished | Three Bedrooms | No Onward Chain

Suttons is proud to offer for sale this recently refurbished three-bedroom mid-terraced family home, situated in the popular residential area of Coundon.

The property is ideally positioned close to a wealth of local amenities, including Alvis Retail Park, Morrisons and Aldi supermarkets, well-regarded primary and secondary schools, local convenience stores and excellent transport links. Coventry city centre and the A45 are within easy reach, while Birmingham Airport and the NEC can be reached in approximately 15 minutes by car.

The accommodation briefly comprises an entrance hallway, spacious through lounge/diner with doors opening onto the rear garden, and a newly fitted kitchen with space for appliances.

To the first floor is a modern tiled family bathroom featuring both a bath and separate shower, two double bedrooms and a further single bedroom/box room.

Outside, the front garden has been block paved, while the rear offers a decked patio area leading onto a mainly lawned garden. A rear access gate also provides potential for off-road parking, subject to any necessary alterations.

Further benefits include double glazing, gas central heating, a modern combination boiler installed in 2024 and no onward chain.

A 360° virtual viewing is available online. Please contact Suttons to arrange your viewing or to book your place at the open house.

Good to know:

Council Tax Band – B.

EPC Rating – C.

Sold with no onwards chain.

Front block paved garden does not currently have a dropped kerb.

New heating system installed 2024. (with a 5 year warranty)

Newly installed windows.

Loft – access via landing, no ladder, is insulated, is boarded, has a light.

Internal area – 864 Sq Ft / 80.3 Sq M.

If rented, we expect £1,200 pcm.

Rear alley way gated (no key held, you will need to contact a neighbour to get a spare key cut)



Ground Floor



Floor 1



Approximate total area⁽¹⁾

864 ft²
80.3 m²

Balconies and terraces

283 ft²
26.3 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Coventry, CV5

