



 **3**
Bedrooms

 **2**
Bathrooms





GREAT POTENTIAL*PROPERTY IN NEED OF REFURBISHMENT*NO CHAIN*SOLAR PANELS*CUL-DE-SAC Suttons are proud to offer for sale a three-bedroom end-of-terraced family home located in the highly desirable area of Allesley, just off Browns Lane. The area boasts a wealth of local amenities such as open fields perfect for dog walks, White Lion country pub, easy access to A45, BHX Airport, M6, Primary and Secondary schools, bus stop just out on the main road for any relying on public transport.

Briefly comprising of entrance porch with two Velux windows flooding the area with natural light making the area great for cotes and boots, through lounge/diner with feature fireplace, fitted kitchen with space for appliances, internal single garage. To the first floor are two double bedrooms and a single bedroom and family bathroom. Outside to the front is a block paved driveway providing off road parking, side access, and to the rear is a west facing garden that's part decked, part laid to lawn, and with a pond. Other features include double glazing, gas central heating, solar panels, no onwards chain, cul-de-sac location, part boarded loft.

See the virtual 360 viewing and call to arrange of physical viewing.

The property is in need of full refurbishment and would make a lovely family home or investment.

Good to know:

If the property was fully refurbished to a high specification throughout we expect an end value of £320,000 - £305,000 and would rent for around £1350pcm.

EPC - TBC.

Internal area - 1,046 Square foot./ 97 square meters.

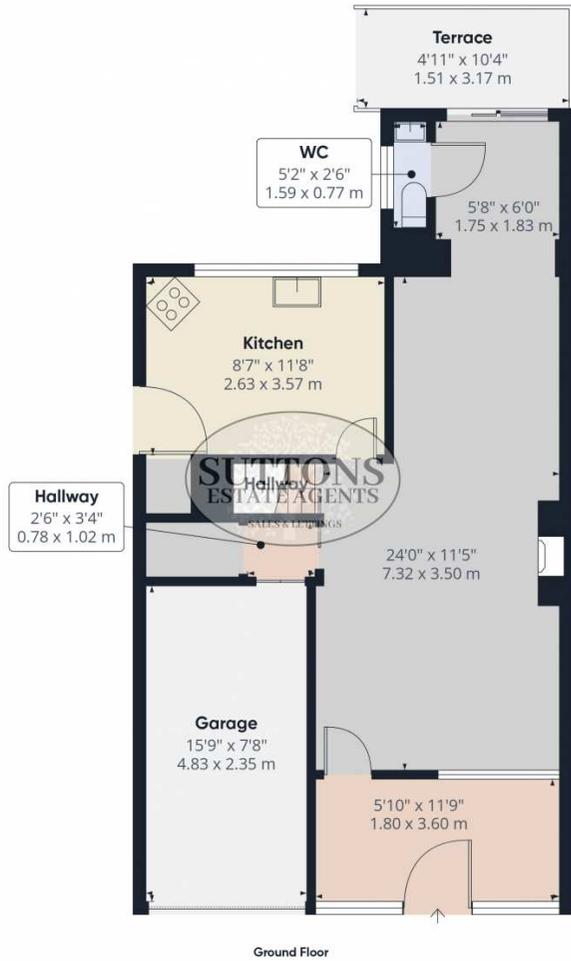
Boiler - located in a cupboard on the landing, installed in 2001.

Loft - access from the landing, with pull down ladder, part boarded.

The roof has had spray foam installation installed in 2019. Icynene H Foam Lite (LDC-50). Its understood to be opencell, this is for information purposes only and you are required to check all details via your solicitor.

Solar panels - Understood to be owned and installed 2012.

Council Tax Band - C - £2,145.pa



Approximate total area⁽¹⁾

625 ft²
58 m²

Balconies and terraces

51 ft²
4.7 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

