 2  
Bedrooms

 2  
Bathrooms





\*No chain\***New Bathroom\*** Suttons are proud to offer a two bedroom end of terraced family home for sale in the popular area of Bannerbrook Park. The local area benefits from a pharmacy, Spar convenience shop, pub, chippy, schools and easy access to A45, Birmingham Airport ( BHX)(NEC), Coventry City Centre, and Tile Hill Train station linking to London Euston.

Briefly comprising of entrance hallway with ground floor w/c, kitchen/diner with oven, gas hob, and space for appliances, lounge with doors opening onto the garden. To the first floor are two double bedrooms with the rear benefitting from a storage cupboard, a newly fitted part tiled family bathroom with a shower over the bath. Outside is a driveway with off road parking to the front, and to the rear is a lawned garden with a wooden shed. Other features include double glazing, gas central heating throughout with a Combi Boiler. Please see our virtual 360 viewing before you contact the office to arrange a viewing.

Good to know:

Newly installed bathroom in December 2025.

Boiler located in the kitchen. Installed 2018. Serviced each year.

Parking - You have one space to the front and share a visitor space with next door. The patch of grass to the right of the near the garage is understood to be with the property, to which it could become additional off road parking.

EPC Rating - C.

Council Tax Rating - C - £2,145 pa.

Internal Area - 78 Square Meters / 839 Square Foot.

Freehold

The property is currently Tenanted on a rolling AST, paying £1,050pcm. They moved in August 2024, they are happy to stay or vacate if requested.

Potential rental income of £1,150pcm.

Current rental yield of Net 5.48% or a potential for 6%

Reason for sale - Landlord exiting the market.

Water meter located in the street/front of the house.

Modern fuse box dated 2022, with an EICR valid until 2027.

Measurements found on the floor plan.



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
622 ft<sup>2</sup>  
57.8 m<sup>2</sup>

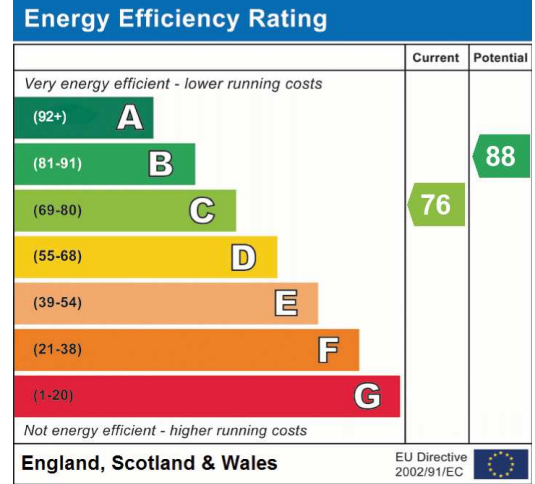
**Reduced headroom**  
6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(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



Address: Manhattan Way, Bannerbrook, Coventry, CV4 9GE

