
 **2**  
Bedrooms

 **2**  
Bathrooms



**\*NO CHAIN\*** Suttons are proud to offer for sale a well presented two-bedroom end of terrace family home in a cul-de-sac location, ideal for a first time buyer or investment. The area boast a wealth of local amenities being so close to Coventry City Centre/University/Train Station and only 35 minutes public transport to Walsgrave hospital.

Briefly comprising of entrance hallway, ground floor w/c, lounge with understairs storage, kitchen/diner with space for appliances and with doors opening onto the rear garden. To the first floor are two double bedrooms, with the master benefiting from a storage cupboard, a modern part tiled family bathroom with a shower over the bath. Outside to the front is a small lawned garden with an allocated parking space providing off road parking, side access, with the rear west-facing garden being part paved and part laid to lawn. Other features include double glazing and gas central heating throughout, being sold with no onwads chain.

Please see our virtual 360 viewing before arranging a physical inspection.

**Good to know:**

EPC Rating - C

Internal space - 645 square ft / 60 square meters

If it was rented we expect £1,100 pcm.

Council Tax Band - A - £1,609 pa.

Freehold.

No onwads chain

Fuse box located in the ground floor w/c

Conventional boiler heating system - boiler located in the kitchen with the water tank in the master bedroom cupboard. Estimated to be 18 years old.

Loft access via the rear bedroom - with ladder and light - not boarded.

Measurements found on the floor plan.



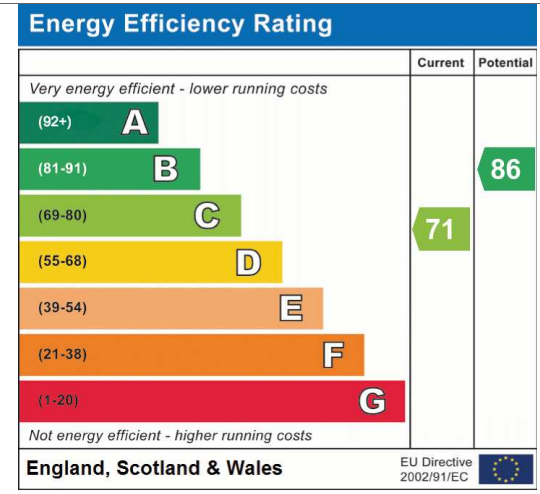


Approximate total area<sup>m</sup>  
591 ft<sup>2</sup>  
54.9 m<sup>2</sup>

(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: Firedrake Croft, Stoke, Coventry, CV1 2DR

