



 **3**
Bedrooms

 **1**
Bathroom



Suttons are proud to offer for sale a three-bedroom semi-detached family home in the popular residential area of Allesley Park. The area boasts a wealth of local amenities such as schools, convenience shops, pharmacy, Allesley Park and easy access to Coventry City Centre, A45 and BHX Airport.

Briefly comprising of entrance hallway, lounge, open plan kitchen/diner with oven, hob and space for appliances. Raising to the first floor are three bedrooms (two doubles and a single), tiled family bathroom with a shower over the bath. Outside to the front you have a driveway providing off road parking and garden laid to lawn. Side access, and to the rear is a garden mainly laid to lawn west facing, with a single garage proving off road parking. Additional benefits include double glazing, gas central heating, combi boiler and to be sold with no onwads chain. Call the office to arrange a viewing.

Good to know:

EPC Rating – C

Council Tax Band – C

internal area – 75 square metres / 807 square foot

No onwads chain.

Reason for sale: Landlords selling.

Was rented for £1,195 pcm.



Total Area: Approx 83.24 m²

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	69	
(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: Winsford Avenue, Allesley Park, Coventry, CV5 9NJ

