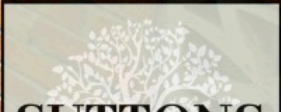




 **3**
Bedrooms

 **2**
Bathrooms





Fully Refurbished Throughout. Ground Floor WC. South-Facing Garden. Off-Road Parking. Modern Kitchen & Bathroom. Ideal First-Time Buy or Investment.

Suttons Estate Agents are delighted to offer for sale this beautifully refurbished three-bedroom mid-terraced family home. Having undergone a comprehensive refurbishment in 2024, the property is presented to a high standard throughout and offers modern, ready-to-move-into accommodation, making it an excellent choice for first-time buyers, families, or investors.

The property is ideally located close to a wide range of local amenities, including shops at Jubilee Crescent, well-regarded primary and secondary schools, GP and pharmacy services, public transport links, and easy access to Coventry City Centre. Commuters will also appreciate the convenient access to the A444, M6 motorway, Gallagher Retail Park, Aldi, and Lidl.

The accommodation briefly comprises an entrance porch, hallway, reception room with bay window, modern fitted kitchen complete with oven, gas hob, and dishwasher, a separate utility room with space for white goods, and a convenient ground floor WC.

To the first floor, there is a contemporary family bathroom with a shower over the bath, two generous double bedrooms, and a third single box bedroom, ideal as a nursery, home office, or dressing room.

Externally, the property benefits from a low-maintenance paved front garden. To the rear is a private south-facing garden featuring a patio seating area, mature trees and shrubs, an external storage cupboard, and a paved parking area providing valuable off-road parking.

Further benefits include full double glazing, gas central heating, modern insulation improvements, and excellent energy efficiency, helping to keep running costs low.

We recommend viewing the available 360° virtual tour before contacting our office to arrange a physical inspection of this impressive home.

Good to know:

No chain.

Reason for sale: landlords selling.

Council Tax Band A

EPC Rating - C

Rear garden - south facing

Loft - not boarded, no ladder, is insulated.

Consumer unit / fuse box - dated 2020.

Boiler - located in the utility room - Vaillant, installed 2023 - with a 10 year guarantee

The property is also up on the market for rent for £1100pcm.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

648 ft²
60 m²

Reduced headroom

10 ft²
0.9 m²

(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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	71	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Burnaby Road, Radford, Coventry, CV6 4BE

