



3

Bedrooms



2

Bathrooms





EXTENDED SEMI-DETACHED HOME | DOUBLE GARAGE | UNDERFLOOR HEATING | THREE BEDROOMS | LARGE REAR GARDEN | FURTHER POTENTIAL

Suttons Estate Agents are proud to offer for sale this beautifully presented and extended three-bedroom semi-detached home, positioned within a quiet cul-de-sac in the popular Poets Corner area.

The property has been lovingly renovated and improved both internally and externally, creating a spacious and modern family home. Ideally located, the property is within easy reach of local shops, public houses and Coventry City Centre, with a selection of well-regarded primary and secondary schools nearby. Excellent transport links are also available via the A444, A45 and M6 motorway network.

The accommodation briefly comprises an entrance hallway, cloakroom, comfortable lounge and an impressive extended open-plan kitchen/dining area. The kitchen is fitted with an oven, gas hob, integrated wine cooler, dishwasher and fridge/freezer, together with a central island providing additional worktop space and breakfast-bar seating. Skylights flood the room with natural light, while sliding patio doors open directly onto the rear garden. The ground floor also benefits from underfloor heating.

Further ground-floor accommodation includes a modern shower room and a separate utility/laundry room.

To the first floor are three bedrooms, comprising two double bedrooms and a single bedroom, together with a family bathroom featuring an electric shower over the bath.

Externally, the property offers a driveway to the front providing off-road parking for approximately two vehicles. To the rear is a generous garden with a paved patio seating area and lawn, leading to a substantial double garage which also benefits from a WC. Rear gates provide additional secure off-road parking if required.

Further improvements include a kitchen extension completed in 2020, external wall insulation, a modern combination boiler and modern double-glazed windows installed in 2021.

The property also offers **further potential to extend into the loft space**, which could provide additional bedroom accommodation, subject to the necessary planning permission, building regulations and other relevant consents.

Please view our Virtual 360 Tour and contact Suttons Estate Agents to arrange your viewing.

Good to know:

Council Tax Band - B

EPC Rating - C

Internal area – 1,050 sq foot or (1,421 Sq Foot including the garage)

Vendors position – looking to relocate and searching for a property.

Windows – installed 2021

External wall insulated.

Loft -with ladder, light and boarded.

Underfloor Heating to ground floor.

Boiler – located in ground floor bathroom – installed 2019, Last serviced June 2026.



Approximate total area⁽¹⁾

1421 ft²

132 m²

Reduced headroom

10 ft²

1 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	78
(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: Ambler Grove, Poets Corner, Coventry, CV2 5LZ

