



SUTTONS
ESTATE AGENTS
02476 525 111
FOR SALE
*Your Family Home,
Our Family Business*
EST. 1959

 **4**
Bedrooms

 **2**
Bathrooms



***WAS £280k, NOW £260k* FOUR BEDROOMS | EXTENDED FAMILY HOME | NO ONWARD CHAIN | GROUND FLOOR W/C | WEST-FACING REAR GARDEN | POTENTIAL REAR PARKING**

Suttons Estate Agents are proud to offer for sale this extended four-bedroom mid-terraced family home, ideally located within the popular and well-established area of Coundon.

The property is conveniently positioned for a wide range of local amenities and schools, with Alvis Retail Park, Morrisons, Aldi and The Holyhead public house all within easy reach. There are also excellent transport links providing convenient access to Coventry City Centre, the A45, Birmingham Airport and the NEC, with Birmingham Airport and the NEC approximately 15 minutes away by car.

The accommodation briefly comprises an entrance hallway, a spacious front reception room with bay window, and an impressive extended open-plan kitchen/diner with space for appliances, useful understairs storage and French doors opening directly onto the rear garden. A convenient ground floor W/C completes the ground floor accommodation.

To the first floor is a tiled family bathroom with shower over the bath, two double bedrooms and a further single bedroom, making an ideal child's bedroom, nursery or home office.

The second floor benefits from a dormer loft conversion, creating a generous fourth double bedroom and providing excellent additional space for a growing family.

Externally, the property has a low-maintenance front garden, while to the rear is a particularly appealing west-facing garden, featuring a paved patio area and lawn. At the rear of the garden is gated access to an alleyway wide enough for vehicle access, offering potential to create rear off-road parking, subject to the necessary alterations.

Further benefits include double glazing, a modern combination boiler installed in 2018, serviced annually and benefiting from a 10-year warranty, together with a new roof to the dormer completed in March 2026.

Offered for sale with no onward chain, this spacious and versatile property would make an excellent family home within a highly popular residential location.

View the virtual 360° tour online and contact Suttons Estate Agents to arrange your viewing.

Good to know:

Boiler located in the kitchen. Brand: Worcester. Installed 2018, serviced yearly, with a 10 year warranty.

Council Tax Band – B

EPC -C

Internal area – 1,009 Sq Ft / 93.6 Sq M.

No onwards chain

Roof replaced on the dormer in March 2026.

Reason for sale: Landlord selling.

Front door – East Facing.

Rear Garden – West Facing.

Measurements found on the floor plan



Approximate total area⁽¹⁾
1009 ft²
93.6 m²

Reduced headroom
15 ft²
1.3 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



Floor 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	81
(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: Coventry, CV6

