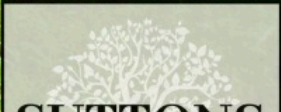




 **3**  
Bedrooms

 **1**  
Bathroom





**\*NO CHAIN\* LARGE REAR GARDEN\* LOTS OF POTENTIAL TO EXTENDED AND ADD VALUE (subject to planning)\* CUL-DE-SAC\***

Suttons Estate Agents are delighted to present this well-positioned three-bedroom semi-detached family home, tucked away within a quiet and highly sought-after cul-de-sac location in Coventry. Offering an excellent balance of space, convenience and future potential, this property represents an ideal opportunity for families, first-time buyers and investors alike.

Location is often the deciding factor when choosing a home, and this property truly excels in that regard. Situated within close proximity to the ever-popular Arena Shopping Park, residents benefit from a wide range of retail outlets, supermarkets, eateries and leisure facilities all within easy reach. Whether it's a weekly shop at Tesco Extra or a casual weekend outing, everything you need is just moments away.

For commuters and those needing strong transport connections, the property is ideally located near Coventry Arena railway station, providing convenient rail links, while the nearby A444 offers direct access to the M6 motorway network. This makes travel to Birmingham, Leicester and beyond both simple and efficient. Additionally, the property is approximately a 15-minute drive from University Hospital Coventry and Warwickshire, making it particularly appealing for healthcare professionals or those requiring frequent access to the hospital.

The surrounding area is also well-suited to families, with a selection of reputable schools nearby and the green open spaces of Longford Park offering the perfect setting for outdoor activities, dog walking or simply unwinding in a peaceful environment.

Internally, the property offers well-proportioned accommodation throughout. Upon entering, you are welcomed into a practical entrance porch, providing a useful buffer from the outdoors and space for coats and shoes. This leads through to a central hallway which provides access to the main living areas.

The through lounge/diner is a standout feature of the home, offering a bright and versatile space that caters perfectly to modern family living. With ample room for both relaxation and dining, this open-plan layout allows for easy entertaining, whether hosting guests or enjoying family meals. Large windows allow natural light to flood the space, enhancing the sense of openness and comfort.

The fitted kitchen is positioned to the rear of the property and offers a functional layout with space for essential appliances. While perfectly usable in its current form, it also presents an excellent opportunity for buyers looking to modernise or redesign to their own taste. Given the generous plot size, there is clear potential to extend the kitchen area (subject to the necessary planning permissions), creating a more contemporary open-plan living space if desired.

To the first floor, the property continues to impress with three bedrooms. There are two well-sized double bedrooms, both offering ample space for furnishings and storage, alongside a third single bedroom which would be ideal as a child's room, nursery, home office or study space. This flexibility makes the home particularly attractive to growing families or those working remotely.

The family bathroom is fitted with a bath and an electric shower over, providing practicality for everyday use. A separate toilet adds further convenience, particularly for busy households.

Externally, the property truly comes into its own. To the front, a driveway provides off-road parking, complemented by a lawned garden area which enhances the

property's kerb appeal. Side access leads through to a single detached garage, offering additional storage or secure parking options.

However, it is the rear garden that is the real highlight of this home. Significantly larger than average, this outdoor space offers endless possibilities. Whether you envision a landscaped garden, children's play area, outdoor entertaining space or even further development, the potential here is undeniable. Subject to the relevant planning permissions, the size of the plot lends itself well to extension, allowing buyers to future-proof their investment and tailor the home to their long-term needs.

Additional benefits include double glazing and gas central heating throughout, ensuring comfort and efficiency all year round. Furthermore, the property is offered with no onward chain, providing a smoother and potentially quicker transaction for prospective buyers.

In summary, this is a fantastic opportunity to acquire a well-located family home with strong fundamentals and significant potential for improvement and extension. Combining a quiet residential setting with excellent access to amenities, transport links and green spaces, this property ticks all the right boxes for a wide range of buyers.

Viewing is highly recommended to fully appreciate everything this home has to offer.

Good to know:

Reason for selling: Landlords selling.

Council Tax Band: C - £2,145 pa

EPC Rating - D (with potential to be a B)

Internal area - 86 Sq Meters / 925 Square foot.

No onwards chain.

Rear garden north facing



Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
866 ft<sup>2</sup>  
80.7 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

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

Address: Pearson Avenue, Longford, Coventry, CV6 7DG

