



3

Bedrooms



2

Bathrooms





IDEAL FIRST-TIME BUY OR INVESTMENT | NO ONWARD CHAIN | RECENTLY REDECORATED | MODERN BOILER | GROUND FLOOR W/C | OFF-ROAD PARKING

Suttons Estate Agents are delighted to offer for sale this well-presented, three-bedroom mid-terraced family home, situated in a quiet cul-de-sac just off Dillotford Avenue. Recently redecorated and offered with no onward chain, the property is an ideal opportunity for first-time buyers, families or investors.

Conveniently located in a popular residential area, the property is within easy reach of Howes Primary School, local shops, a Londis convenience store and Quinton Park shopping facilities, including Asda. Jaguar Land Rover's Whitley site is approximately a five-minute drive away, while Coventry Railway Station is around a 30-minute walk, offering direct connections to London.

The accommodation briefly comprises: an entrance hallway, ground floor W/C, open-plan kitchen/diner with space for appliances and useful storage, and a spacious lounge with doors opening onto the rear garden.

To the first floor are three good-sized bedrooms, including two doubles and a single. The main bedroom benefits from built-in storage, with two further storage cupboards off the landing, alongside a tiled family bathroom with an electric shower.

Outside, the property offers off-road parking for two vehicles to the front and an enclosed, low-maintenance rear garden.

Further benefits include a modern boiler and a practical layout, making this a fantastic opportunity for buyers looking for a property they can move straight into.

View our interactive 360° virtual tour and contact Suttons Estate Agents today to arrange your viewing.

Good to know:

Combi boiler installed 2021, located off the landing.

EPC Rating – C.

Council Tax Band – B Internal area – 836 Sq Ft / 77.7 Sq M. Sold vacant with no onwards chain.

Double Glazed and Gas Central heated. Rear Garden – East Facing.

Recently redecorated. If rented, we expect £1,000 to £1150pcm



Ground Floor



Floor 1



Approximate total area⁽¹⁾

836 ft²

77.7 m²

Reduced headroom

14 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(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, CV3

