



## 46 Sullivan Road, Coventry, CV6 7JR

\*\*\* AVAILABLE JUNE \*\*\* This spacious and well-presented three-bedroom mid-terrace home is situated in a highly sought-after location, within walking distance of local amenities and schools, with excellent transport links including the M1, M6, and A46.

The property comprises an entrance hallway, a bright lounge with a large bay window to the front elevation, and a newly fitted kitchen/diner (no appliances) with access to a useful utility area providing space and plumbing for a washing machine. A rear door leads out to a large private enclosed garden, complete with a timber shed ideal for storage.

To the first floor are two double bedrooms, a further single bedroom, and a family bathroom featuring a bath with shower over, WC and pedestal wash hand basin.

Externally, the property benefits from off-road parking for two cars and a generous rear garden.

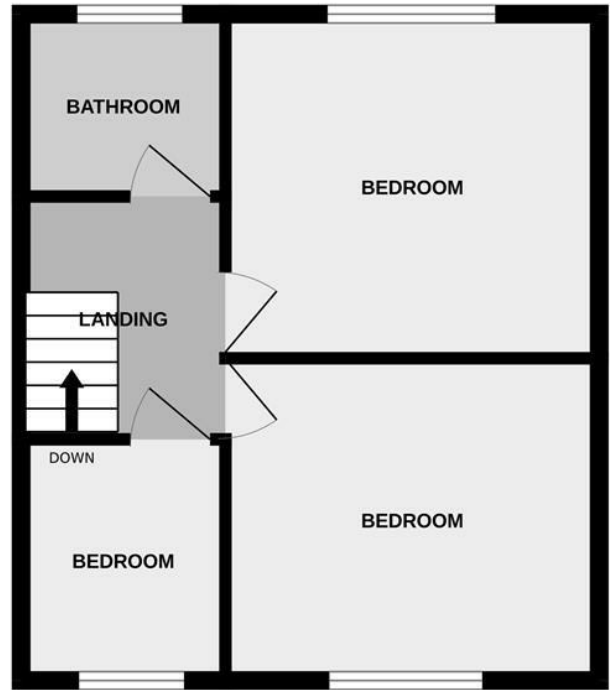
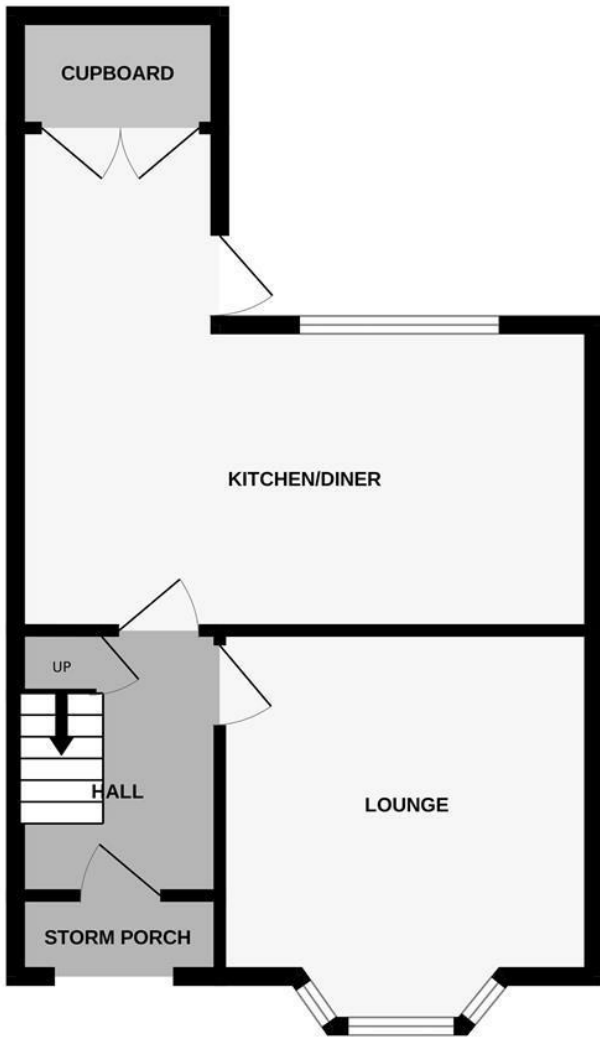
Offered UNFURNISHED. Council Tax Band B. Energy Rating C.

**£1,200 PCM**

- AVAILABLE JUNE
- Wyken, Coventry
- Mid Terrace House
- 3 Bedrooms
- Unfurnished
- Off Road Parking
- Rear Garden
- Council Tax Band B
- Energy Rating C

GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.  
This floor plan is not to scale and is for guidance purposes only  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



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29 Warwick Row, Coventry, West Midlands, CV1 1DY  
Tel: 02476 635555 Email: coventry@sbklettings.co.uk



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