



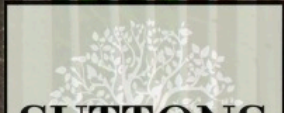
2

Bedrooms



1

Bathroom





NEW WINDOWS & DOORS (2026) | EXTENDED KITCHEN | TWO DOUBLE BEDROOMS | NO ONWARD CHAIN

Suttons Estate Agents are proud to offer for sale this **extended two double bedroom mid-terraced home**, ideally located on Eastcotes, just off Tile Hill Lane.

The property is well positioned for a wide range of local amenities and excellent transport links, with easy access to **Coventry City Centre, the A45, Tile Hill Train Station and the University of Warwick**. Birmingham Airport and the NEC are approximately a 15-minute drive away, while JLR Whitley is also within easy commuting distance. Sainsbury's and Costco are among the nearby shopping facilities.

The accommodation briefly comprises an **entrance hallway**, leading through to a spacious **through lounge/diner** featuring a bay window, electric fireplace, useful understairs storage cupboard and French doors opening directly onto the rear garden.

To the rear is a **modern extended fitted kitchen**, offering a good range of units together with space for appliances.

Rising to the first floor are **two well-proportioned double bedrooms** and a tiled family bathroom fitted with a white suite and electric shower over the bath.

Outside, the property benefits from a lawned front garden, which may offer potential to create **off-road parking**, subject to obtaining the necessary permissions and dropped kerb approval.

The rear garden is particularly generous, beginning with a paved patio area before extending to a long lawned garden with mature trees providing shade and a pleasant, private setting. A wooden storage shed is positioned at the bottom of the garden.

Further benefits include **newly installed windows and doors in 2026, gas central heating and no onward chain**.

This property would make an excellent **first-time purchase, family home or buy-to-let investment**.

Please take a look at our **virtual 360° tour** before contacting Suttons Estate Agents to arrange your viewing.

Good to know:

EPC – D

No onwards chain

Council tax band – A.

New Windows and doors – installed 2026.

Boiler – Brand: Baxi. Located in rear bedroom. Last serviced August 2026. Estimated to be 15 years + in age.

Loft – accessed via the landing, not boarded, no ladder, is insulated.

If rented, we expect £1,000pcm.

Roof replaced 2014.

Internal area - 652 sq ft.



Ground Floor



Floor 1



Approximate total area^m
652 ft²
60.6 m²

(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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(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, CV4

