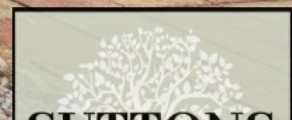




 **3**
Bedrooms

 **1**
Bathroom





EPC Rating C*NO CHAIN*NEW BOILER*GARAGE Suttons are proud to offer for sale a three-bedroom mid terraced family home located in the popular residential area of Longford. The area boasts a wealth of local amenities such as convenience shops, Grange Hurst primary school and Foxford secondary school, easy access to A444, M6, Longford Park, CBS/Ricoh arena, Tesco's, Arena Train station and Bayton Road Industrial Estate to name a few.

Briefly comprising of entrance hallway, through lounge/diner, with bay window and with doors leading onto the garden, modern fitted kitchen with gas hob, oven and space for appliances. To the first floor are two double bedrooms and a single box room, part tiled white suite family bathroom. Outside are low maintenance front and rear gardens, with the additional benefit of a single garage with rear access for a vehicle. Other features include double glazing, gas central heating and no onwads chain.

Good to know:

The property was rewired in early 2000's.

New combi boiler (located in the kitchen) - installed in 2025.

No chain

Loft - Insulated, no ladder, not boarded.

EPC - C

Council Tax Band - B - £1,877 pa.

If rented we expect £1,200 pcm.



Ground Floor



Floor 1

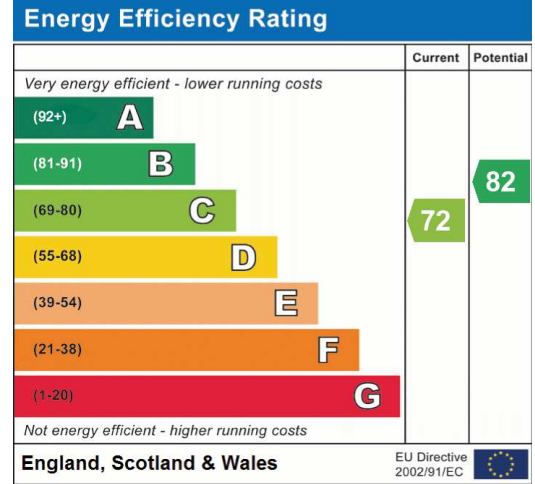


Approximate total area^m
878 ft²
81.5 m²

(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.

GIRAFFE 360



Address: Silverdale Close, Longford, Coventry, CV2 1QE

