



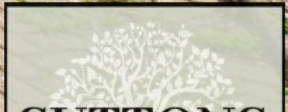
3

Bedrooms



1

Bathroom



Offers over £250,000
Winsford Avenue, Allesley Park, Coventry, CV5 9NJ



PRICED TO SELL *WAS £265K, Now Offers Over £250K* OPEN HOUSE SATURDAY 1st AUGUST - MORNING APPOINTMENTS, CALL TO BOOK IN*Suttons are proud to offer for sale a three-bedroom semi-detached family home in the popular residential area of Allesley Park. The area boasts a wealth of local amenities such as schools, convenience shops, pharmacy, Allesley Park and easy access to Coventry City Centre, A45 and BHX Airport.

Briefly comprising of entrance hallway, lounge, open plan kitchen/diner with oven, hob and space for appliances. Raising to the first floor are three bedrooms (two doubles and a single), tiled family bathroom with a shower over the bath. Outside to the front you have a driveway providing off road parking and garden laid to lawn. Side access, and to the rear is a garden mainly laid to lawn west facing, with a single garage proving off road parking. Additional benefits include double glazing, gas central heating, combi boiler and to be sold with no onwards chain. Call the office to arrange a viewing.

Good to know:

EPC Rating – C

Council Tax Band – C

Property recently repainted throughout.

internal area – 823 square foot

No onwards chain.

Loft - with pull down ladder.

Boiler - located in the rear bedroom, age aprox 10 years old, serviced regularly.

Reason for sale: Landlords selling.

If rented we expect £1,195 pcm.

Rear garden - West facing.

Front door - East facing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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