



 2

Bedrooms

 1

Bathroom





Suttons are proud to offer for sale a two-bedroom mid terraced family home with an upstairs bathroom. The area boasts a wealth of local amenities such as Hearsall Common, Earlsdon High St, easy access to public transport to Warwick & Cov Uni, A45, BHX Airport, Coventry and Canley Train station proving access to London Euston.

Briefly comprising of entrance porch, front reception room with bay window, rear reception room, fitted kitchen with oven, gas hob and space for appliances. Rising to the first floor are two bedrooms and a tiled white suite family bathroom with an electric shower over the bath. Outside to the front and rear are low maintenance gardens, with the rear garden being south facing and having a brick-built storage cupboard. The property is located in a quiet residential street making this an ideal home or investment. Please see our virtual 360 tour and then contact the office to arrange an inspection.

**Good to know:**

Boiler – located in the kitchen. Installed 2019 and last serviced in July 2025.

The property has received additional loft insulation making it efficient.  
Internal area - 63 sq M / 678 sq ft

Vendors position : looking for a property.

The vendor is open to negotiations on selling of furniture items (such a beds, sofas ect)

Rear garden - South facing. Front door facing North.

Parking - street park, no permit parking required.

EPC - D.

Loft - no ladder, not boarded, hatch found on the landing

Fuse box located downstairs cupboard - dated 2011.

Water meter located under the sink.

Council Tax Band – B - £1,877 pa.  
If rented the property will likely achieve between £900pcm - £950pcm.

Measurements found on the floor plan





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

675 ft<sup>2</sup>  
62.5 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(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.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: Coventry, CV5

