



3

Bedrooms



1

Bathroom



NO CHAIN*Halls together*Ideal first time buy or Investment Suttons are proud to offer for sale a three-bedroom end of terrace family home in the desirable area of Cheylesmore. The area boasts a wealth of local amenities such as Quinton Park, War Memorial Park, Asda Supermarket, HSBC, CBS & Lloyds Bank, Manor Park school, JLR and Coventry City Centre/University/Train Station.

The property briefly comprises of entrance hallway, through lounge/diner with bay window, feature gas fireplace, sliding patio doors leading into the rear garden, modern fitted kitchen with space for appliances, and a utility cupboard housing the combi boiler. To the first floor are two double bedrooms, a single box room and a part tiled family bathroom with a shower over the bath. Outside to the front is a block paved driveway, side access, and a south facing rear garden thats part paved and part laid to lawn with two wooden sheds, a coal house/storage cupboard with a electricity supply ideal for dryers. Other features hard wooden flooring on the ground floor, double glazing and gas central heating throughout, modern combi boiler (installed 2019 and serviced yearly) and no onwards chain. Please see the virtual 360 viewing before arranging a viewing to familiarise yourself with the property. Call the office to book in a viewing.

Good to know:

Tenure – Freehold.

Halls together.

Rear garden – South facing, the fence panels on the right (with the house behind you) are understood to be ours.

Boiler – located in the kitchen utility, installed in 2019 and serviced yearly.

Loft – access via the landing, insulated, and with a light.

Consumer unit (fuse box), and utility meters located under the stairs, standard water rates.

EPC – E.

Internal Area – 68 Square Meters / 731 Square Foot

Council Tax Band – B - £1,877 pa

The large wardrobes in the bedrooms will stay in the property.

No onwards Chain.

If the property was modernised in areas/re-decorated /new bathroom - we expect £1,300pcm.

Room measurements are found on the floor plan.



Ground Floor



Floor 1



Approximate total area^m
692 ft²
64.4 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Mary Herbert Street, Cheylesmore, Coventry, CV3 5EX

