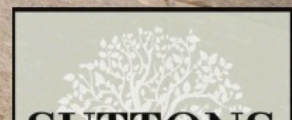
 **3**
Bedrooms

 **2**
Bathrooms





****OPEN HOUSE MONDAY 30TH MARCH - CALL TO BOOK IN****Suttons are delighted to present this spacious three-bedroom mid-terrace family home, ideally situated in the sought-after residential area of Tile Hill. The location offers an excellent range of local amenities and convenient transport links, including Tile Hill train station with direct routes to Birmingham Airport, Birmingham New Street, and London Euston. The property is also well placed for easy access to the A45, the University of Warwick, reputable primary and secondary schools, as well as popular retailers such as Costco and Sainsbury's.

The accommodation briefly comprises an entrance hallway, a modern open-plan kitchen/dining area, a ground floor WC, and a comfortable lounge with doors opening out onto the rear garden. To the first floor, there are three generously sized bedrooms, two of which benefit from built-in storage, along with a stylish, part-tiled family bathroom featuring a shower over the bath.

Externally, the property boasts a west-facing rear garden, partly paved and predominantly laid to lawn, complete with a wooden cabin/hobby room at the rear. The garden also offers potential for a rear extension (subject to the necessary planning permissions). Additional features include double glazing, gas central heating throughout, a combi boiler (serviced in February 2026), new carpets, and a quiet cul-de-sac location—making this an ideal family home or investment opportunity.

We invite you to explore the virtual 360° tour and contact our office to arrange an in-person viewing.

Good to know:

Vendors position – relocating out of area, and have found a shortlist of suitable properties so there will be a chain forming.

Tenure: Freehold

Council Tax Band – A - £1,609 pa.

EPC – D

Internal area – 102 Square meters / 1097 square foot.

Measurements are found on the floor plan

Rear Garden – West Facing.

Front door – East Facing

Loft accessed via the landing – with ladder, not boarded, is insulated.

Boiler – located in master bedroom. Brand: Mains. Serviced: November 2025. Age: (Over 8 years old).

If the property was modernised rented we expect £1,150 - £1,200 pcm, giving a gross rental yield of 8% which is attractive.



Approximate total area⁽¹⁾
532 ft²
49.4 m²

Reduced headroom
12 ft²
1.1 m²

(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+) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(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

