



 **3**
Bedrooms

 **1**
Bathroom





Suttons Estate Agents are delighted to offer for sale this versatile two/three-bedroom end-of-terrace family home, conveniently located close to Coventry City Centre. Offered with vacant possession and benefiting from an HMO licence until 2031, this property presents an excellent investment opportunity as well as potential for owner-occupiers.

The accommodation briefly comprises an entrance hallway, a front reception room which could also be utilised as a third bedroom, a rear reception room, a fitted kitchen complete with oven, gas hob and space for additional appliances, and a tiled ground-floor family bathroom.

To the first floor, there are two generously sized double bedrooms, with the principal bedroom benefiting from built-in storage.

Externally, the property enjoys a west-facing rear garden, perfect for making the most of the afternoon and evening sunshine.

Further benefits include energy-efficient lighting, double glazing, gas central heating, a modern consumer unit (fuse box), no onward chain, and vacant possession.

Take a look at the virtual 360° tour and contact our office today to arrange your viewing.

Good to know:

Council tax Band A

EPC Rating D

No onwards chain & vacant.

Freehold
street parking

Reason for sale: Landlords selling.



Ground Floor



Floor 1



Approximate total areath

635 ft²
59 m²

Reduced headroom

7 ft²
0.7 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Carmelite Road, Stoke, Coventry, CV1 2BX

