



3 Bedroom House - Terraced
located on Sutherland Avenue,
Coventry
Offers Over £210,000

UP Estates



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****DECEPTIVELY SPACIOUS THREE BEDROOM FAMILY HOME - GREEN TO FRONT ASPECT - GARAGE TO THE REAR - POPULAR LOCATION NEAR AMENITIES - NEW COMBINATION BOILER**** This is a fantastic opportunity to purchase a sizable three bedroom family home tucked away on Sutherland Avenue. This lovely property very briefly comprises; front garden which overlooks green, porch, entrance hall, open plan lounge diner, kitchen breakfast room, garden and garage with power/light to the ground floor. On the first floor off of the landing are three good sized bedroom and the family bathroom. This property benefits from a recently fitted combination boiler and being surrounded by amenities, well regarded schooling and transport links, however the property does require some modernisation.

LOCATION

Sutherland Avenue is located within walking distance to local amenities. The A45 is close by providing convenient access around the city and links to Birmingham Airport the M42 and M6 Motorways. Berkswell, Knowle and Solihull are also easy to reach in the opposite direction. Local schools include Park Hill Primary School, Mount Nod Primary School, St John Vianney Primary School and West Coventry Secondary School. The University Hospital, to the North East of the city, is just under six miles away. Both Warwick and Coventry University are within easy reach with Warwick being only a five-minute drive and Coventry City Centre within easy reach.

Offers Over £210,000

- SPACIOUS THREE BEDROOM FAMILY HOME
- NEW COMBINATION BOILER
- LOVELY GARDEN WITH GARAGE TO THE REAR
- OPEN PLAN LOUNGE DINER
- COUNCIL TAX BAND B
- GREEN TO THE FRONT ASPECT





PROPERTY INFORMATION SUMMARY

Council Tax Band: B

Local Authority: Coventry

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: C

Approx. Total Floor Area: 981.00 sqft

Heating System: Gas Central Heating

Boiler Age: 2024

Consumer Unit/ Fuse Box Location: Understairs Cupboard

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that



there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Sutherland Avenue, Coventry





Total Area: 91.1 m² ... 981 ft² (excluding garage with power / light)

All measurements are approximate and for display purposes only

CONTACT

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