



3

Bedrooms

1

Bathroom





Suttons Estate Agents are delighted to present this spacious three-bedroom semi-detached family home for sale. Ideally located, the property benefits from a wide range of local amenities including Jubilee Crescent shopping parade, well-regarded schools such as Whitmore Park and St Augustine's Primary Schools, as well as President Kennedy and Cardinal Newman Secondary Schools. The property also offers excellent transport links with easy access to Coventry City Centre, the A444 and the M6 motorway.

The property offers a fantastic blank canvas for buyers looking to put their own stamp on a home or potentially add further value through extensions (subject to the relevant permissions).

Briefly comprising an entrance hallway, spacious through lounge/diner with views over the rear garden, and a fitted kitchen with space for appliances. To the first floor are three bedrooms – two generous doubles and a well-proportioned single – all benefiting from built-in storage, along with a tiled family bathroom featuring a walk-in shower.

Externally, the property boasts a lawned front garden, while to the rear there is a paved patio area, useful outhouse storage, and an outside WC. The west-facing rear garden is a fantastic size, mainly laid to lawn, and enjoys plenty of afternoon and evening sunshine.

Offering huge potential throughout, this property has been competitively priced for a quick sale. For added peace of mind, the boiler has recently been serviced and a damp report has also been carried out, both of which are available upon request.

**Good to know:**

EPC Rating - C

Council Tax Band - B

No Onwards Chain.

Modern combi boiler - installed 2023, last serviced April 2026.

Rear garden West facing.

Front door East facing.



Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>m</sup>  
915 ft<sup>2</sup>  
84.9 m<sup>2</sup>

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

Address: Coventry, CV6

