



 **3**
Bedrooms

 **1**
Bathroom



Suttons Estate Agents are delighted to offer for sale this well-presented three-bedroom end-terrace family home, ideally located with excellent access to Coventry City Centre, Coventry University, Coventry Railway Station, the A444, A45 and A46 road networks, as well as Jaguar Land Rover's Whitley headquarters.

The accommodation briefly comprises an entrance hallway, a front reception room which could also be used as a third bedroom, a spacious rear lounge/dining room, and a fitted kitchen complete with oven, electric hob, and space for additional appliances. The ground floor also benefits from a family bathroom fitted with a shower over the bath.

To the first floor are two generous double bedrooms, with the principal rear bedroom featuring a useful built-in storage cupboard.

Externally, the property enjoys a low-maintenance front garden with steps leading to the west-facing front entrance. The east-facing rear garden is mainly laid to lawn with established shrubs, providing an ideal outdoor space for relaxation and entertaining.

This property would make an excellent family home, first-time purchase, or investment opportunity. We recommend viewing the virtual 360° tour before contacting our office to arrange a physical inspection.

Good to know:

Reason for sale: Landlord selling.

EPC - E

Internal area - 64 square meters / 696 Square foot.

Sold with no onwards chain.

Freehold.

Council Tax Band - A.

Floor measurements found on the floor plan.

Boiler - located in the kitchen. Installed 2021. Serviced yearly (last done Dec 2025)

No active HMO licence.

Currently rented to a company on a monthly rolling contract paying £754 pcm.

If rented to a family we expect £900 pcm. If modernised throughout we expect £950 - £995pcm.

Potential Rental gross yield of between 6.35% - 7.02%



Ground Floor



Floor 1



Approximate total area⁽¹⁾
696 ft²
64.6 m²

Reduced headroom
2 ft²
0.2 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		
(69-80) C		79
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Terry Road, Lower Stoke, Coventry, CV1 2AW

