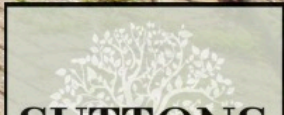




SUTTONS
ESTATE AGENTS
02476 525 111
FOR SALE
*Your Family Home,
Our Family Business*
EST. 1993

 **3**
Bedrooms

 **1**
Bathroom





Suttons are proud to offer for sale a three-bedroom semi-detached family home in the popular residential area of Allesley Park. The area boasts a wealth of local amenities such as schools, convenience shops, pharmacy, Allesley Park and easy access to Coventry City Centre, A45 and BHX Airport.

Briefly comprising of entrance hallway, lounge, open plan kitchen/diner with oven, hob and space for appliances. Raising to the first floor are three bedrooms (two doubles and a single), tiled family bathroom with a shower over the bath. Outside to the front you have a driveway providing off road parking and garden laid to lawn. Side access, and to the rear is a garden mainly laid to lawn west facing, with a single garage proving off road parking. Additional benefits include double glazing, gas central heating, combi boiler and to be sold with no onwads chain. Call the office to arrange a viewing.

Good to know:

EPC Rating - C

Council Tax Band - C

internal area - 823 square foot

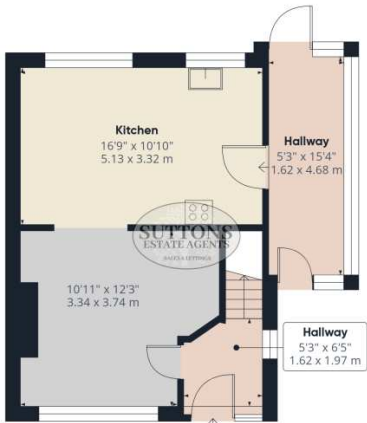
No onwads chain.

Reason for sale: Landlords selling.

Was rented for £1,195 pcm.

Rear garden - West facing.

Front door - East facing.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area^m
980 ft²
91 m²

(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+) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(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: Winsford Avenue, Allesley Park, Coventry, CV5 9NJ

