



 **3**
Bedrooms

 **1**
Bathroom



Stunning 3-bed end-of-terrace home in sought-after Poets Corner. Features modern living with a new roof, bay window, cozy electric fireplace, versatile lean-to, and a well-equipped kitchen. Beautiful garden, off-road parking, close to top schools, Walsgrave Hospital, and local amenities. Perfect for families!

Suttons Estate Agents is delighted to present this beautiful three-bedroom end-of-terraced family home, situated in the highly sought-after Poets Corner residential area. This property combines modern living with comfort and convenience, making it an ideal choice for families and professionals alike.

Exterior and Entrance

As you approach the property, you'll immediately notice the well-maintained block-paved driveway, providing off-road parking for two cars. The entrance hallway welcomes you into a spacious and light-filled home, setting the tone for the rest of the property. The hallway leads to the through lounge/diner, a spacious area featuring a charming bay window that adds character to the space. The featured electric fireplace creates a cozy focal point, perfect for relaxing evenings with family and friends. Sliding doors from the lounge/diner lead to a lean-to, offering additional versatile space for various uses, such as a playroom, home office, or sunroom.

Kitchen and Garden

The fitted kitchen is equipped with an oven and gas cooker, with ample space for additional appliances. The sleek design and functional layout make it a joy to cook in, whether for daily meals or entertaining guests. Adjacent to the kitchen is the well-sized garden, a private oasis partly paved and partly lawned, with a wooden shed at the rear. Mature shrubs provide both privacy and a touch of nature, making it a perfect spot for outdoor activities and relaxation.

Bedrooms and Bathroom

Moving to the first floor, you'll find two generously sized double bedrooms and a spacious single bedroom, all designed to offer comfort and tranquility. Each bedroom is well-lit and thoughtfully laid out to maximize space and usability. The part-tiled family bathroom is equipped with a shower over the bath, ensuring convenience for busy mornings.

Additional Features

This property boasts several noteworthy features, including a new roof installed in 2018 with a 20-year guarantee, ensuring peace of mind for the new owners. Double glazing and gas central heating throughout the home contribute to its energy efficiency and warmth, making it comfortable year-round.

Location

The location of this home is another significant advantage. Poets Corner is known for its excellent local primary and secondary schools, making it a popular choice for families. The property is also within easy reach of Walsgrave Hospital, the A46 Bypass, and the M6, providing convenient links for commuters. Nearby amenities include Lidl, Iceland, Coventry Building Society, and the vibrant Coventry City Centre, ensuring that everything you need is just a short distance away.

Good to Know:

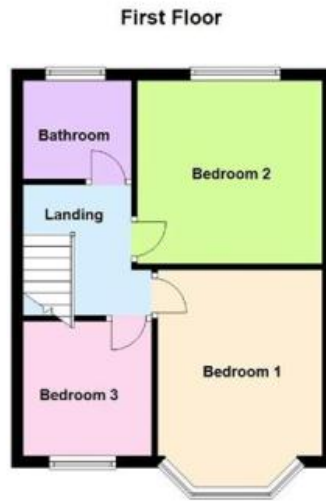
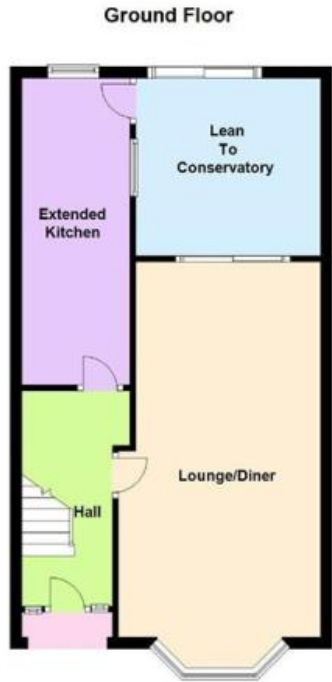
- **Council Tax Band:** B - £1,786 pa
- **EPC Rating:** D
- **Internal Area:** 70 Square Meters / 753 square foot
- **New roof installed:** 2018 with a 20-year guarantee
- **Loft:** Access from the landing, with pull-down ladder, boarded, and with a light
- **Understairs cupboard:** Electric meter and consumer unit (fuse box) location (the gas meter is located to the front of the property)
- **Boiler:** Worcester, located in rear bedroom cupboard, over 8 years old (gas safety checked 02 May 2024)


Room Measurements:

- **Lounge/Diner:** 23.25 x 11.64 feet
- **Lean-to:** 9.30 x 9.43 feet
- **Kitchen:** 17.59 x 6.06 feet
- **Bathroom:** 6.08 x 5.43 feet
- **Bedroom 1:** 12.86 x 9.30 feet
- **Bedroom 2:** 10.35 x 10.71 feet
- **Bedroom 3:** 7.48 x 7.71 feet

Conclusion

This beautiful three-bedroom end-of-terraced family home in Poets Corner offers a perfect blend of modern features, comfortable living spaces, and a prime location. Its new roof, spacious rooms, and versatile living areas make it an ideal home for families and professionals. The proximity to excellent schools, convenient transport links, and various amenities adds to its appeal, making it a must-see property for those seeking a balance between city convenience and suburban tranquility. Don't miss the opportunity to make this lovely house your new home. Contact Suttons Estate Agents today to arrange a viewing and experience all that this wonderful property has to offer.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	57	
(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: 87 Tennyson Road, CV2

