




SUTTONS
ESTATE AGENTS
FOR SALE
02476 525 111
www.suttonsestates.com

 **3**
Bedrooms

 **2**
Bathrooms



****NO CHAIN**** Suttons are proud to offer for sale a spacious three-bedroom mid terraced family home located in the popular residential area of Tile Hill, Coventry, CV4. The local area boasts easy access to Tile Hill Train station connecting you to BHX airport, Birmingham and London Euston, Warwick University, local schools, pharmacies, shops, and community library to name a few.

Briefly comprising of entrance hallway, lounge/diner, fitted kitchen with space for appliances, utility area with further storage and a ground floor W/C. Rising to the first floor are three spacious bedrooms with the front benefiting from built in storage, a storage cupboard from the landing and a bathroom with an electric shower.

Outside is a lawned front garden with pedestrian access only (not possible for a driveway) street parking only, and with a south facing rear garden laid to lawn. Other features include double glazing, gas central heating, boiler located in the kitchen and was installed in 2004, external wall insulation, no onwards chain.

The property has been priced attractively to accommodate for the modernisation that would be expected, sold as seen.

Good to know:

Its understood the property is non-standard construction - wimpey no fines concrete - please make your bank/mortgage broker aware of this.

Ex Council property.

No onwards chain.

Letter of administration granted – dated 22nd January 2024.

EPC – C

Floor plan – Attached.

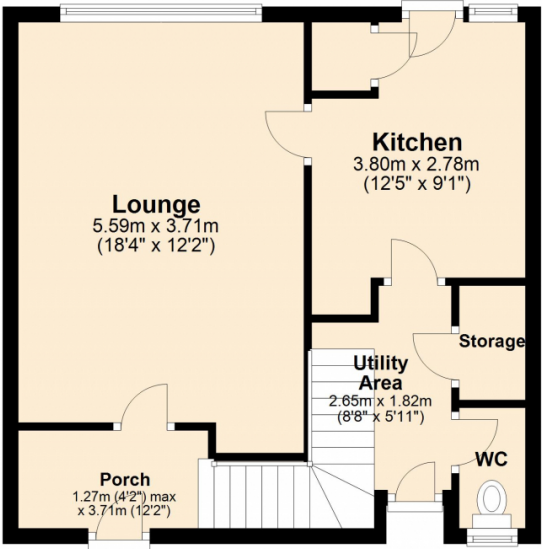
Internal area – 84 Square meters / 904 Square foot.

If fully modernised throughout the property is expected to be worth approx. £180,000 and would rent for £1,100 - £1,200 pcm.

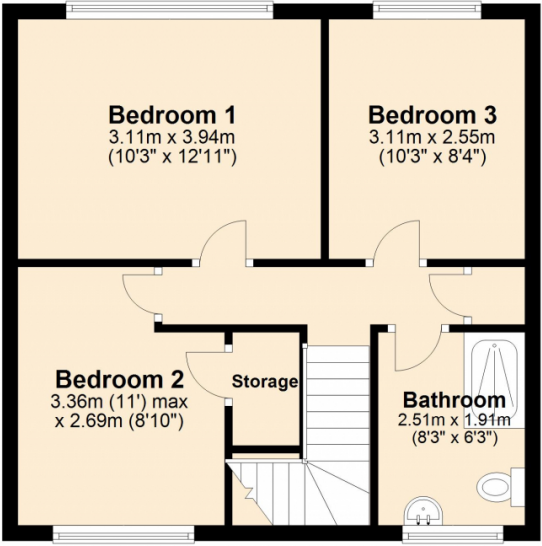
Council Tax Band – A - £1530 pa.

No garage, no driveway possible due to pedestrian access only – street parking only.

Ground Floor




First Floor



Total area: approx. 85.9 sq. metres (924.8 sq. feet)

FOR IDENTIFICATION PURPOSES ONLY
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	71	
(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: Thomas Naul Croft, Tile Hill, Coventry, CV4 9QX

