



 **3**  
Bedrooms

 **1**  
Bathroom



**\*\*NO chain\*\***Nestled in a popular residential area of Coventry, just moments from Holyhead Road and Allesley Old Road, this delightful three-bedroom end of terrace home offers a perfect opportunity for first-time buyers or savvy investors. Suttons Estate Agents is proud to present this property, boasting excellent local amenities, top-rated schools, and fantastic transport links, all while being within easy reach of Coventry City Centre, the A45, and Birmingham Airport.

### **A Spacious Family Home with Potential**

From the moment you step inside, this property welcomes you with its spacious and well-thought-out layout. The highlight of the ground floor is the extended kitchen, which is ideal for families or those who love to entertain. This kitchen offers ample space for cooking and socializing, and although it is functional as-is, it presents an excellent opportunity for modernisation, allowing new owners to create a culinary hub tailored to their personal tastes.

The living areas of this home are equally impressive. With generous proportions, these rooms provide plenty of space for family gatherings or quiet evenings in. Whether you're looking to create a cosy lounge area or an open-plan living and dining space, this home offers the flexibility to make it your own.

### **Comfortable Upstairs Living**

Upstairs, you'll find three spacious bedrooms, each benefiting from plenty of natural light thanks to the double-glazed windows that are fitted throughout the property. These well-proportioned rooms offer versatile accommodation, whether you need extra space for a growing family, a home office, or a guest room.

The modern bathroom on the first floor is well-appointed with contemporary fittings, ensuring comfort and convenience for the future owners. Clean lines, functional design, and stylish finishes make this bathroom a true asset to the home.

### **Outdoor Space and Parking**

Externally, this home truly shines. The rear garden is a haven for anyone who enjoys outdoor activities, whether that's gardening, playing with the kids, or dining alfresco during the warmer months. The lawned garden provides plenty of space for you to enjoy nature or host summer BBQs.

To the front of the property, you'll find off-road parking for two cars, a highly sought-after feature in this area. With space for multiple vehicles, this property is ideal for families or those who frequently entertain guests.

### **Prime Location for Convenience**

One of the standout features of this property is its prime location. Situated close to Holyhead Road and Allesley Old Road, you'll have access to a wealth of local amenities. Primary and secondary schools are just a short walk away, making this home perfect for families. If you need to commute, excellent transport links are at your doorstep, including easy access to Coventry City Centre, the A45, and nearby train stations. Plus, with Birmingham Airport a short drive away, this location is ideal for those who travel frequently.

Whether you're heading into the city for work or leisure, or need to connect with major motorways, this property is in an enviable location that offers convenience for both work and play.

### **Room to Add Value**

While this property is move-in ready, there is still scope for the new owners to add value and put their own personal stamp on it. The extended kitchen provides an exciting opportunity for modernisation, while the overall décor offers a blank canvas for creative homeowners. If you're looking to invest in a property with potential, this home offers the perfect balance of ready-to-live-in comfort and the opportunity to enhance its value.

### **Additional Features**

With an EPC rating of C, this home is energy-efficient, which will help to keep energy bills low. The property is freehold, giving you full ownership and control, with no concerns about ongoing leasehold charges. There is no onward chain, making the purchasing process smoother and quicker for buyers who are keen to move in without delay.

### **Don't Miss Out**

With offers starting from £225,000, this property represents excellent value in one of Coventry's most desirable residential areas. If you're a first-time buyer, this home provides a fantastic foundation to begin your homeownership journey. Investors will also appreciate the strong rental potential, thanks to its location and features.

Don't miss your chance to view this excellent property. **Join us for our Open House on Saturday, 5th October.** Call Suttons Estate Agents today to arrange your viewing and take the first step towards making this house your new home.

### **Good to know:**

Internal area – 86 Square meters / 925 Square foot

EPC – C

Council Tax Band B

Loft – access via the landing, is insulated, no ladder, not boarded.

If modernised and rented we estimate it will achieve £1,250pcm

Boiler - aprox 7 years old.

**Measurements in foot:**

Lounge/diner - 25.02 x 11.81.

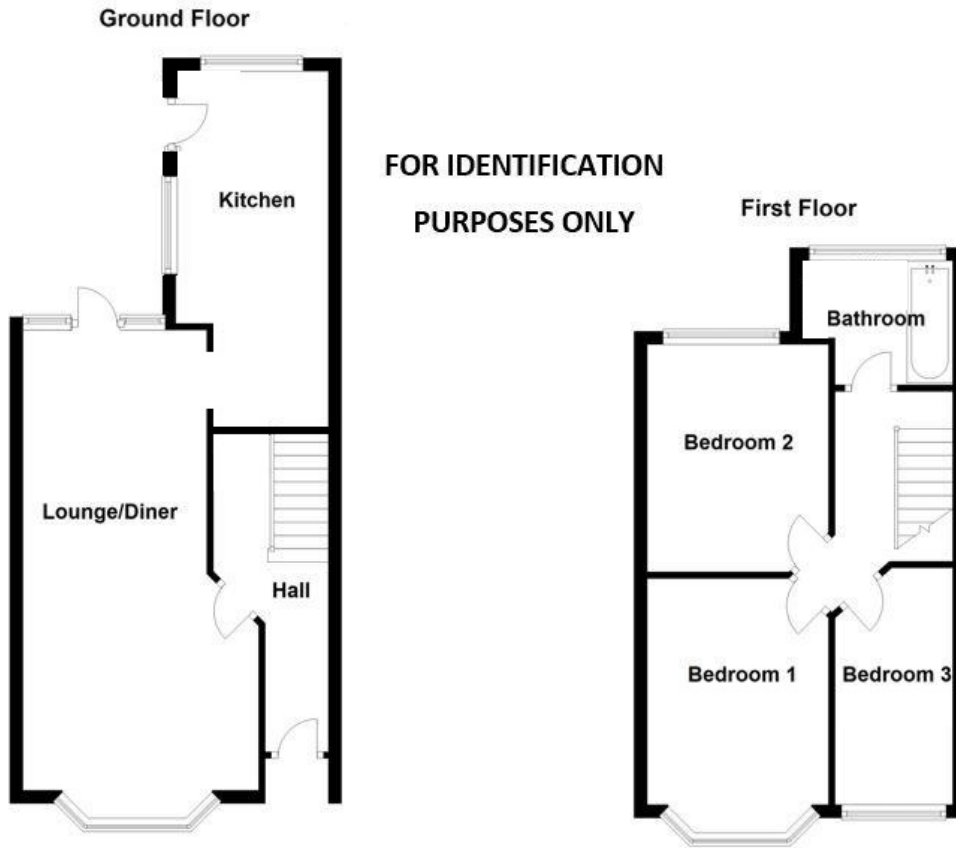
Kitchen - 17.68 x 7.15

Bathroom 7.71 x 5.57


Bed 2 rear - 9.39 x 11.54

Bed 1 front - 13.15 x 9.12

Bed 3 front- 5.86 x 11.75



FOR IDENTIFICATION PURPOSES ONLY  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(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: Dulverton Avenue, Coventry, CV5

