



 **2**  
Bedrooms

 **1**  
Bathroom



**\*\*No onwards chain\*\*** Suttons are proud to offer for sale a spacious two bedroom mid terraced family home situated in a quiet cul-de-sac just off Longfellow Road. The area boasts a wealth of local amenities, plenty of shops, good schools, close proximity to public transport, A444, M6 and Walsgrave Hospital all making this an ideal first time buy or investment. The property offers ample opportunity for someone to put their own stamp on the property and even extend (subject to any necessary planning).

Briefly comprising of entrance hallway, front reception room with bay window, rear reception room with pantry, fitted kitchen with sink and space for appliances. To the first floor are two spacious double bedrooms and a part tiled shower room. Outside to the front the garden is paved and to the rear the west facing is mainly laid to lawn with a steel storage unit providing off road parking, a brick built storage cupboard and an outside Toilet.

Good to know:

Tenure: freehold

Sold vacant with no onwards chain

Internal area - 68 Square meters / 731 square foot

EPC Rating - E

Council Tax Band - B - £1,786.

Rear garden West facing.

If renovated throughout we estimate the value to be approx. £195,000 - £200,000 or £1,000pcm

Measurements in foot:

Front reception room (bay window) 11.86 x 12.50

Rear reception room 11.17 x 10.24


Kitchen - 4.55 x 11.50

Bathroom - 6.51 x 4.61

Bedroom 1 - (Bay window) 15.25 x 13.15

Bedroom 2 - 11.16 x 10.24



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</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: 31 Coleridge Road, CV2



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).