















*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 firstime 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 blanning).
Briefly comprising of entrance hallway, front reception room with bay window, rear reception room with panty, fitted kitchen with sink and space for appliances. To th irst 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 awn 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
nternal area - 68 Square meters / 731 square foot
EPC Rating - E
Council Tax Band – B - £1,786.
Rear garden West facing.
f 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

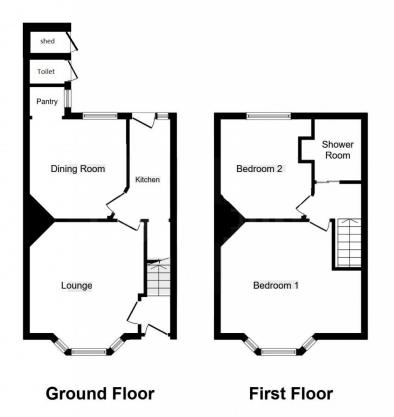
Bathroom - 6.51 x 4.61

Bedroom 1 - (Bay window)15.25 x 13.15

Bedroom 2 - 11.16 x 10.24



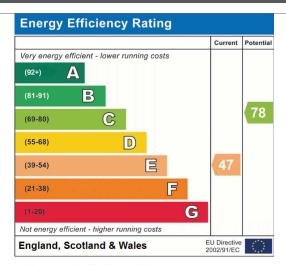
## Offers over £170,000 Coleridge Road, Coventry, CV2 5HE



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).







Address: 31 Coleridge Road, CV2

